

ARTICLE VII: SPECIFIC LAND USE PROVISIONS

ARTICLE VII: SPECIFIC LAND USE PROVISIONS [VII - 1](#)

DIVISION I: SPECIFIC PERMITTED LAND USES [VII - 1](#)

Chapter 19.240 [VII - 12](#)

Adult-Oriented Businesses [VII - 12](#)

19.240.010 Purpose [VII - 12](#)

19.240.020 Definitions [VII - 12](#)

19.240.030 Permit Requirements [VII - 12](#)

19.240.040 Minimum Proximity Requirements [VII - 13](#)

Chapter 19.245 [VII - 14](#)

Arcades and Internet/Cyber Cafés [VII - 14](#)

19.245.010 Purpose [VII - 14](#)

19.245.020 Applicability and Permit Requirements [VII - 14](#)

19.245.030 Site Location, Operation and Development Standards [VII - 14](#)

19.245.040 Variances [VII - 16](#)

Chapter 19.250 [VII - 17](#)

Assemblies of People - Entertainment [VII - 17](#)

19.250.010 Purpose [VII - 17](#)

19.250.020 Applicability and Permit Requirements [VII - 17](#)

19.250.030 Site Location, Development and Operational Standards [VII - 17](#)

19.250.040 Variances [VII - 19](#)

Chapter 19.255 [VII - 20](#)

Assemblies of People – Non-Entertainment [VII - 20](#)

19.255.010 Purpose [VII - 20](#)

19.255.020 Applicability and Permit Requirements [VII - 20](#)

19.255.030 Site Location, Operation and Development Standards [VII - 20](#)

19.255.040 Additional Setback and Yard Requirement [VII - 21](#)

Chapter 19.260 [VII - 22](#)

Assisted Living Facilities (~~Residential Care Facilities~~) [VII - 22](#)

19.260.010 Purpose [VII - 22](#)

| | | |
|---|--|--|
| 19.260.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 22</u> |
| 19.260.030 | <i>Special Application Requirements</i> | <u>VII - 22</u> |
| 19.260.040 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 22</u> |
| Chapter 19.265 | | <u>VII - 25</u> |
| <i>Bail Bonds Establishments</i> | | <u>VII - 25</u> |
| 19.265.010 | <i>Purpose</i> | <u>VII - 25</u> |
| 19.265.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 25</u> |
| 19.265.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 25</u> |
| Chapter 19.270 | | <u>VII - 27</u> |
| <i>Boarding of Cats and Dogs/Kennels</i> | | <u>VII - 27</u> |
| 19.270.010 | <i>Purpose</i> | <u>VII - 27</u> |
| 19.270.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 27</u> |
| 19.270.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 27</u> |
| Chapter 19.275 | | <u>VII - 28</u> |
| <i>Bus Terminals</i> | | <u>VII - 28</u> |
| 19.275.010 | <i>Purpose</i> | <u>VII - 28</u> |
| 19.275.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 28</u> |
| 19.275.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 28</u> |
| 19.275.040 | <i>Security Regulations</i> | <u>VII - 29</u> |
| 19.275.050 | <i>Additional Findings to Approve a Discretionary Permit</i> | <u>VII - 29</u> |
| Chapter 19.280 | | <u>VII - 31</u> |
| <i>Check Cashing Establishments</i> | | <u>VII - 31</u> |
| 19.280.010 | <i>Purpose</i> | <u>VII - 31</u> |
| 19.280.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 31</u> |
| 19.280.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 31</u> |
| Chapter 19.285 | | <u>VII - 33</u> |
| <i>Contractor Storage Yard</i> | | <u>VII - 33</u> |
| 19.285.010 | <i>Purpose</i> | <u>VII - 33</u> |
| 19.285.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 33</u> |
| 19.285.030 | <i>Development Standards</i> | <u>VII - 33</u> |
| Chapter 19.290 | | <u>VII - 34</u> |

| | |
|---|--|
| <i>Day Care Centers - Child</i> | <u>VII - 34</u> |
| 19.290.010 Purpose | <u>VII - 34</u> |
| 19.290.020 Applicability and Permit Requirements | <u>VII - 34</u> |
| 19.290.030 Site Location, Operation and Development Standards | <u>VII - 34</u> |
| 19.290.040 Variances | <u>VII - 35</u> |
| Chapter 19.300 | <u>VII - 36</u> |
| <i>Equipment (Large) Sales and Rental</i> | <u>VII - 36</u> |
| 19.300.010 Purpose | <u>VII - 36</u> |
| 19.300.020 Applicability and Permit Requirements | <u>VII - 36</u> |
| 19.300.030 Site Location, Operation and Development Standards | <u>VII - 36</u> |
| Chapter 19.305 | <u>VII - 38</u> |
| <i>Farmers' Markets - Certified</i> | <u>VII - 38</u> |
| 19.305.010 Purpose | <u>VII - 38</u> |
| 19.305.020 Applicability and Permit Requirements | <u>VII - 38</u> |
| 19.305.030 Site Location, Operation and Development Standards | <u>VII - 38</u> |
| 19.305.040 Variances | <u>VII - 38</u> |
| Chapter 19.310 | <u>VII - 39</u> |
| <i>Florist Shops</i> | <u>VII - 39</u> |
| 19.310.010 Purpose | <u>VII - 39</u> |
| 19.310.020 Applicability and Permit Requirements | <u>VII - 39</u> |
| 19.310.030 Site Location, Operation and Development Standards | <u>VII - 39</u> |
| Chapter 19.315 | <u>VII - 40</u> |
| <i>Group Housing</i> | <u>VII - 40</u> |
| 19.315.010 Purpose | <u>VII - 40</u> |
| 19.315.020 Applicability and Permit Requirements | <u>VII - 40</u> |
| 19.315.030 Additional Application Filing Requirements | <u>VII - 40</u> |
| 19.315.040 Site Location, Operation and Development Standards | <u>VII - 40</u> |
| Chapter 19.320 | <u>VII - 42</u> |
| <i>Heliports and Helistops</i> | <u>VII - 42</u> |
| 19.320.010 Purpose | <u>VII - 42</u> |
| 19.320.020 Applicability and Permit Requirements | <u>VII - 42</u> |
| 19.320.030 Exemptions | <u>VII - 42</u> |

| | | |
|------------|--|--------------------------|
| 19.320.040 | Site Location, Operation and Development Standards | VII - 42 |
| 19.320.050 | Additional Permits | VII - 46 |

Chapter 19.325 [VII - 47](#)

Historic Residence Used for Retail Business, Office or Bed and Breakfast Inn

| | | |
|------------|--|--------------------------|
| | | VII - 47 |
| 19.325.010 | Purpose | VII - 47 |
| 19.325.020 | Applicability and Permit Requirements | VII - 47 |
| 19.325.030 | Site Location, Operation and Development Standards | VII - 47 |

Chapter 19.330 [VII - 49](#)

Hotel/Motel, Long-Term Stay [VII - 49](#)

| | | |
|------------|--|--------------------------|
| 19.330.010 | Purpose | VII - 49 |
| 19.330.020 | Applicability and Permit Requirements | VII - 49 |
| 19.330.030 | Site Location, Operation and Development Standards | VII - 49 |

Chapter 19.335 [VII - 51](#)

Live/Work Units [VII - 51](#)

| | | |
|------------|--|--------------------------|
| 19.335.010 | Purpose | VII - 51 |
| 19.335.020 | Applicability and Permit Requirements | VII - 51 |
| 19.335.030 | Site Location, Operation and Development Standards | VII - 51 |

Chapter 19.340 [VII - 52](#)

Manufactured Dwellings [VII - 52](#)

| | | |
|------------|---------------------------------------|--------------------------|
| 19.340.010 | Purpose | VII - 52 |
| 19.340.020 | Applicability and Permit Requirements | VII - 52 |
| 19.340.030 | Development Standards | VII - 52 |

Chapter 19.345 [VII - 53](#)

Model Homes [VII - 53](#)

| | | |
|------------|--|--------------------------|
| 19.345.010 | Purpose | VII - 53 |
| 19.345.020 | Applicability and Permit Requirements | VII - 53 |
| 19.345.030 | Site Location, Operation and Development Standards | VII - 53 |

Chapter 19.350 [VII - 55](#)

Parolee/Probationer Home [VII - 55](#)

| | | |
|------------|---|---------------------------------|
| 19.350.010 | <i>Purpose</i> | <u>VII - 55</u> |
| 19.350.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 55</u> |
| 19.350.030 | <i>Additional Application Requirements</i> | <u>VII - 55</u> |
| 19.350.040 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 55</u> |
| 19.350.050 | <i>Special Noticing Requirements</i> | <u>VII - 56</u> |
| 19.350.060 | <i>Existing Facilities Require a Permit</i> | <u>VII - 56</u> |
| 19.350.070 | <i>Change in Operating Conditions</i> | <u>VII - 57</u> |
| 19.350.080 | <i>Abandonment of Use</i> | <u>VII - 57</u> |

Chapter 19.355 [VII - 58](#)

| | | |
|-------------------------|---|---------------------------------|
| <i>Pawn Shop</i> | | <u>VII - 58</u> |
| 19.355.010 | <i>Purpose</i> | <u>VII - 58</u> |
| 19.355.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 58</u> |
| 19.355.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 58</u> |

Chapter 19.360 [VII - 60](#)

| | | |
|--|---|---------------------------------|
| <i>Plant Nurseries - Retail</i> | | <u>VII - 60</u> |
| 19.360.010 | <i>Purpose</i> | <u>VII - 60</u> |
| 19.360.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 60</u> |
| 19.360.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 60</u> |

Chapter 19.365 [VII - 62](#)

| | | |
|---|--|---------------------------------|
| <i>Public Use of Public Property</i> | | <u>VII - 62</u> |
| 19.365.010 | <i>Purpose</i> | <u>VII - 62</u> |
| 19.365.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 62</u> |
| 19.365.030 | <i>Exceptions to Permit Requirements</i> | <u>VII - 62</u> |

Chapter 19.370 [VII - 63](#)

| | | |
|--|---|---------------------------------|
| <i>Recreation Facilities – Commercial (Billiard Parlors and Pool Halls)</i> | | <u>VII - 63</u> |
| 19.370.010 | <i>Purpose</i> | <u>VII - 63</u> |
| 19.370.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 63</u> |
| 19.370.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 63</u> |
| 19.370.040 | <i>Variances</i> | <u>VII - 64</u> |
| 19.370.050 | <i>Security Regulations</i> | <u>VII - 64</u> |

Chapter 19.375 [VII - 65](#)

| | | |
|--|--|---------------------------------|
| <i>Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals</i> | | <u>VII - 65</u> |
|--|--|---------------------------------|

| | | |
|------------|---|--------------------------|
| 19.375.010 | <i>Purpose</i> | VII - 65 |
| 19.375.020 | <i>Applicability and Permit Requirements</i> | VII - 65 |
| 19.375.030 | <i>Site Location, Operation and Development Standards</i> | VII - 65 |

Chapter 19.380 [VII - 67](#)

Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)
..... [VII - 67](#)

| | | |
|------------|---|--------------------------|
| 19.380.010 | <i>Purpose</i> | VII - 67 |
| 19.380.020 | <i>Applicability and Permit Requirement</i> | VII - 67 |
| 19.380.030 | <i>Environmental Impact Report (EIR) Required</i> | VII - 67 |
| 19.380.040 | <i>Site Location, Operation and Development Standards</i> | VII - 67 |

Chapter 19.385 [VII - 70](#)

Recycling Facilities [VII - 70](#)

| | | |
|------------|---|--------------------------|
| 19.385.010 | <i>Purpose</i> | VII - 70 |
| 19.385.020 | <i>Applicability and Permit Requirements</i> | VII - 70 |
| 19.385.030 | <i>Site Location, Operation and Development Standards</i> | VII - 70 |

Chapter 19.390 [VII - 72](#)

Retail Sales Ancillary to a Manufacturing Use On-site [VII - 72](#)

| | | |
|------------|---|--------------------------|
| 19.390.010 | <i>Purpose</i> | VII - 72 |
| 19.390.020 | <i>Applicability</i> | VII - 72 |
| 19.390.030 | <i>Site Location, Operation and Development Standards</i> | VII - 72 |

Chapter 19.395 [VII - 73](#)

Schools [VII - 73](#)

| | | |
|------------|---|--------------------------|
| 19.395.010 | <i>Purpose</i> | VII - 73 |
| 19.395.020 | <i>Applicability and Permit Requirements</i> | VII - 73 |
| 19.395.030 | <i>Site Location, Operation and Development Standards</i> | VII - 73 |

Chapter 19.400 [VII - 74](#)

Shelters – Drop-in, Permanent Emergency, Homeless or Transitional [VII - 74](#)

| | | |
|------------|---|--------------------------|
| 19.400.010 | <i>Purpose</i> | VII - 74 |
| 19.400.020 | <i>Applicability and Permit Requirements</i> | VII - 74 |
| 19.400.030 | <i>Additional Application Requirements</i> | VII - 74 |
| 19.400.040 | <i>Site Location, Operation and Development Standards</i> | VII - 74 |
| 19.400.050 | <i>Special Noticing Requirements</i> | VII - 75 |
| 19.400.060 | <i>Existing Facilities Require a Permit</i> | VII - 75 |

| | | |
|--|---|--|
| 19.400.070 | <i>Change in Operating Conditions</i> | <u>VII - 76</u> |
| 19.400.080 | <i>Abandonment of Use</i> | <u>VII - 76</u> |
| Chapter 19.405 | | <u>VII - 77</u> |
| <i>Tattoo and Body Piercing Parlors</i> | | <u>VII - 77</u> |
| 19.405.010 | <i>Purpose</i> | <u>VII - 77</u> |
| 19.405.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 77</u> |
| 19.405.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 77</u> |
| Chapter 19.410 | | <u>VII - 78</u> |
| <i>Vehicle Fuel Stations</i> | | <u>VII - 78</u> |
| 19.410.010 | <i>Purpose</i> | <u>VII - 78</u> |
| 19.410.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 78</u> |
| 19.410.030 | <i>Additional Findings Required</i> | <u>VII - 78</u> |
| 19.410.040 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 78</u> |
| 19.410.050 | <i>Other Applicable Regulations</i> | <u>VII - 80</u> |
| Chapter 19.415 | | <u>VII - 81</u> |
| <i>Vehicle Impound Yard</i> | | <u>VII - 81</u> |
| 19.415.010 | <i>Purpose</i> | <u>VII - 81</u> |
| 19.415.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 81</u> |
| 19.415.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 81</u> |
| Chapter 19.420 | | <u>VII - 82</u> |
| <i>Vehicle Repair Facilities</i> | | <u>VII - 82</u> |
| 19.420.010 | <i>Purpose</i> | <u>VII - 82</u> |
| 19.420.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 82</u> |
| 19.420.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 82</u> |
| 19.420.040 | <i>Other Applicable Regulations</i> | <u>VII - 83</u> |
| Chapter 19.425 | | <u>VII - 84</u> |
| <i>Vehicle Wash Facilities</i> | | <u>VII - 84</u> |
| 19.425.010 | <i>Purpose</i> | <u>VII - 84</u> |
| 19.425.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 84</u> |
| 19.425.030 | <i>Site Location, Operational and Development Standards</i> | <u>VII - 84</u> |
| 19.425.040 | <i>Other Applicable Regulations</i> | <u>VII - 85</u> |
| Chapter 19.430 | | <u>VII - 86</u> |

| | |
|--|----------------------------------|
| <i>Veterinary Services</i> | VII - 86 |
| 19.430.010 <i>Purpose</i> | VII - 86 |
| 19.430.020 <i>Applicability and Permit Requirements</i> | VII - 86 |
| 19.430.030 <i>Site Location, Operation and Development Standards</i> | VII - 86 |
| 19.430.040 <i>Variances</i> | VII - 87 |
| DIVISION II: SPECIFIC INCIDENTAL LAND USES | VII - 88 |
| Chapter 19.440 | VII - 88 |
| <i>Accessory Buildings and Structures</i> | VII - 88 |
| 19.440.010 <i>Purpose</i> | VII - 88 |
| 19.440.020 <i>Applicability and Permit Requirements</i> | VII - 88 |
| 19.440.030 <i>Site Location, Operation and Development Standards</i> | VII - 88 |
| Chapter 19.445 | VII - 91 |
| <i>Agricultural Field Office</i> | VII - 91 |
| 19.445.010 <i>Purpose</i> | VII - 91 |
| 19.445.020 <i>Applicability and Permit Requirements</i> | VII - 91 |
| 19.445.030 <i>Site Location, Operation and Development Standards</i> | VII - 91 |
| Chapter 19.450 | VII - 92 |
| <i>Alcohol Sales</i> | VII - 92 |
| 19.450.010 <i>Purpose</i> | VII - 92 |
| 19.450.020 <i>Applicability and Permit Requirements</i> | VII - 92 |
| 19.450.030 <i>Site Location, Operation and Development Standards</i> | VII - 93 |
| 19.450.040 <i>Other Applicable Regulations</i> | VII - 96 |
| 19.450.050 <i>Variances</i> | VII - 96 |
| Chapter 19.455 | VII - 98 |
| <i>Animal Keeping</i> | VII - 98 |
| 19.455.010 <i>Purpose</i> | VII - 98 |
| 19.455.020 <i>Applicability and Permit Requirements</i> | VII - 98 |
| 19.455.030 <i>Site Location, Operation and Development Standards</i> | VII - 98 |
| 19.455.040 <i>Maintenance of Premises</i> | VII - 102 |
| Chapter 19.460 | VII - 103 |

| | |
|--|---|
| <i>Auxiliary Dwelling Unit (Granny Housing)</i> | <u>VII - 103</u> |
| 19.460.010 Purpose | <u>VII - 103</u> |
| 19.460.020 Applicability and Permit Requirements | <u>VII - 103</u> |
| 19.460.030 Site Location, Operation and Development Standards | <u>VII - 103</u> |
| Chapter 19.465 | <u>VII - 105</u> |
| <i>Caretaker Living Quarters</i> | <u>VII - 105</u> |
| 19.465.010 Purpose | <u>VII - 105</u> |
| 19.465.020 Applicability and Permit Requirements | <u>VII - 105</u> |
| 19.465.030 Site Location, Operation Development Standards | <u>VII - 105</u> |
| Chapter 19.470 | <u>VII - 108</u> |
| <i>Day Care Homes – Family</i> | <u>VII - 108</u> |
| 19.470.010 Purpose | <u>VII - 108</u> |
| 19.470.020 Applicability and Permit Requirements | <u>VII - 108</u> |
| 19.470.030 Site Location, Operation and Development Standards | <u>VII - 108</u> |
| 19.470.040 Variances | <u>VII - 110</u> |
| Chapter 19.475 | <u>VII - 111</u> |
| <i>Drive-thru Businesses</i> | <u>VII - 111</u> |
| 19.475.010 Purpose | <u>VII - 111</u> |
| 19.475.020 Applicability and Permit Requirements | <u>VII - 111</u> |
| 19.475.030 Traffic Study | <u>VII - 111</u> |
| 19.475.040 Site Location, Operation and Development Standards | <u>VII - 111</u> |
| 19.475.050 Additional Permit Findings | <u>VII - 113</u> |
| Chapter 19.480 | <u>VII - 114</u> |
| <i>Fueling Systems – Private (Above-Ground Tanks)</i> | <u>VII - 114</u> |
| 19.480.010 Purpose | <u>VII - 114</u> |
| 19.480.020 Applicability and Permit Requirements | <u>VII - 114</u> |
| 19.480.030 Site Location, Operation and Development Standards | <u>VII - 114</u> |
| Chapter 19.485 | <u>VII - 115</u> |
| <i>Home Occupations</i> | <u>VII - 115</u> |
| 19.485.010 Purpose | <u>VII - 115</u> |
| 19.485.020 Applicability and Permit Requirements | <u>VII - 115</u> |
| 19.485.030 Permitted Home Occupations | <u>VII - 115</u> |

| | | |
|---|---|----------------------------------|
| 19.485.040 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 116</u> |
| Chapter 19.490 | | <u>VII - 118</u> |
| <i>Mining/Mineral Extraction</i> | | <u>VII - 118</u> |
| 19.490.010 | <i>Purpose</i> | <u>VII - 118</u> |
| 19.490.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 118</u> |
| Chapter 19.495 | | <u>VII - 119</u> |
| <i>Outdoor Dining and Food Preparation (Permanent)</i> | | <u>VII - 119</u> |
| 19.495.010 | <i>Purpose</i> | <u>VII - 119</u> |
| 19.495.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 119</u> |
| 19.495.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 119</u> |
| Chapter 19.500 | | <u>VII - 121</u> |
| <i>Outdoor Display of Incidental Plant Materials</i> | | <u>VII - 121</u> |
| 19.500.010 | <i>Purpose</i> | <u>VII - 121</u> |
| 19.500.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 121</u> |
| 19.500.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 121</u> |
| Chapter 19.505 | | <u>VII - 123</u> |
| <i>Outdoor Display and Sales</i> | | <u>VII - 123</u> |
| 19.505.010 | <i>Purpose</i> | <u>VII - 123</u> |
| 19.505.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 123</u> |
| 19.505.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 123</u> |
| Chapter 19.510 | | <u>VII - 125</u> |
| <i>Outdoor Storage</i> | | <u>VII - 125</u> |
| 19.510.010 | <i>Purpose</i> | <u>VII - 125</u> |
| 19.510.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 125</u> |
| 19.510.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 125</u> |
| 19.510.040 | <i>Screening of Outdoor Storage</i> | <u>VII - 126</u> |
| Chapter 19.470 | | <u>VII - 127</u> |
| <i>Outdoor Sales, Display and Storage</i> | | <u>VII - 127</u> |
| 19.470.010 | <i>Purpose</i> | <u>VII - 127</u> |
| 19.470.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 127</u> |

| | | |
|--|---|---|
| 19.470.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 127</u> |
| 19.470.040 | <i>Screening of Outdoor Storage</i> | <u>VII - 128</u> |
| Chapter 19.515 | | <u>VII - 129</u> |
| <i>Play Areas Incidental to Restaurants</i> | | <u>VII - 129</u> |
| 19.515.010 | <i>Purpose</i> | <u>VII - 129</u> |
| 19.515.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 129</u> |
| 19.515.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 129</u> |
| Chapter 19.520 | | <u>VII - 131</u> |
| <i>Rental of Rooms</i> | | <u>VII - 131</u> |
| 19.520.010 | <i>Purpose</i> | <u>VII - 131</u> |
| 19.520.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 131</u> |
| 19.520.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 131</u> |
| Chapter 19.525 | | <u>VII - 132</u> |
| <i>Second Dwelling Units</i> | | <u>VII - 132</u> |
| 19.525.010 | <i>Purpose</i> | <u>VII - 132</u> |
| 19.525.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 132</u> |
| 19.525.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 132</u> |
| Chapter 19.530 | | <u>VII - 134</u> |
| <i>Wireless Telecommunication Facilities and Related Support Structures</i> | | <u>VII - 134</u> |
| 19.530.010 | <i>Purpose</i> | <u>VII - 134</u> |
| 19.530.020 | <i>Applicability and Permit Requirements</i> | <u>VII - 134</u> |
| 19.530.030 | <i>Site Location, Operation and Development Standards</i> | <u>VII - 135</u> |

DIVISION I: SPECIFIC PERMITTED LAND USES

Chapter 19.240

Adult-Oriented Businesses

19.240.010 Purpose

- A. The purpose of this Chapter is to prevent community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods that can be brought about by the concentration of adult-oriented businesses, as defined in Section 9.40.020 of the Riverside Municipal Code, in close proximity to each other or proximity to other incompatible uses such as schools for minors, assemblies of people – non-entertainment and residentially zoned properties or uses.
- B. The City Council finds that it has been demonstrated in various communities that the concentration of adult-oriented businesses causes an increase in the number of transients in the area and an increase in crime, in addition to the effects described above, and can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this Chapter to establish reasonable and uniform regulations to prevent the concentration of adult-oriented businesses or their close proximity to incompatible uses, while permitting the location of adult-oriented businesses in certain areas.

19.240.020 Definitions

- A. Establishment of an Adult-Oriented Business. As used herein, to "establish" an Adult-Oriented Business shall mean and include any of the following:
 - 1. The opening or commencement of any Adult-Oriented Business as a new business;
 - 2. The conversion of an existing business, whether or not an Adult-Oriented Business, to any Adult-Oriented Business defined herein;
 - 3. The addition of any of the Adult-Oriented Businesses defined herein to any other existing Adult-Oriented Business; or
 - 4. The relocation of any such Adult-Oriented Business.
- B. All other terms relative to Adult-Oriented Business are contained in Section 9.40.020 of the Riverside Municipal Code and are incorporated into this Chapter by reference.

19.240.030 Permit Requirements

- A. Every person who proposes to maintain, operate or conduct an adult-oriented business in the City of Riverside shall file an application with the Police Chief upon a form provided by the City of Riverside and shall pay a filing fee, as established by resolution adopted by the City Council from time to time, that shall not be refundable.

- B. It shall be unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the City of Riverside, the operation of an adult-oriented business unless the person first obtains and continues to maintain in full force and effect a permit from the City of Riverside as herein required.
- C. It shall be unlawful for any persons to engage in or participate in any live performance depicting specified anatomical areas or involving specified sexual activities in an adult-oriented business unless the person first obtains and continues in full force and effect a permit from the City of Riverside as herein required.
- D. Adult-oriented businesses are regulated by Chapter 9.40 of the Riverside Municipal Code and subject to the minimum proximity requirements contained in Section 19.250.040.

19.240.040 Minimum Proximity Requirements

- A. Adult-oriented businesses shall only be established, located, or operated in the I (Industrial) Zone and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building or building lease space containing the adult-oriented business to the nearest point upon the outside walls or property lines of the building or property of concern.
 - 1. The business shall not be located within ~~600~~ 500 feet of any other adult-oriented business.
 - 2. The business shall not be located within 1,000 feet of a historic district.
 - 3. The business shall not be located within ~~600~~ 500 feet of any residential dwelling unit, ~~or residential zone~~ ~~or homeless shelter~~.
 - 4. The business shall not be located within ~~1,000~~ 500 feet of any school, ~~religious assembly~~ or day care ~~home~~/center.
 - 5. The business shall not be located within ~~600~~ 500 feet of any ~~place of religious assembly~~ or park.
 - 6. The business shall not be located within 600 feet of a freeway corridor.
 - 7. The business shall not be located within a ½ mile (2,640 feet) of the Santa Ana River Trail.
 - 8. The business shall not be located within 100 feet of a railway corridor.
- B. No variances shall be granted from these location requirements.

Chapter 19.245***Arcades and Internet/Cyber Cafés***

19.245.010 Purpose

The purpose of regulating arcades, internet cafés and similar establishments is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.245.020 Applicability and Permit Requirements

Arcades and internet/cyber cafés, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.245.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all arcades, internet cafés and similar establishments, unless otherwise specified here.

A. Site Location Standards

1. Any arcade or internet café shall only be established, located or operated where permitted pursuant to Article V, Base Zones and Related Use and Development Provisions, and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building or building lease space containing the arcade or internet café to the nearest point upon the outside walls or property lines of the building or property of concern.
 - a. The business shall not be located within 600 feet of any school, assemblies of people – non-entertainment, park or hospital.
 - b. The business shall not be located within 100 feet of any residential dwelling unit or residential zone.

B. Operation and Development Standards

1. At all times, each arcade or internet café operator shall maintain an adult attendant on the premises. If there are more than forty arcade and game machines or computers, two or more adult attendants shall be present.
2. The hours of operation shall be limited to between 8:00 a.m. and 2:00 a.m. daily.
3. If there are more than ten arcade and game machines or computers, an adult attendant shall be located on a raised dais, positioned so as to readily observe all machines and

all areas of business. **The floor plan shall be submitted for the Planning and Building Divisions' review.**

4. Patrons under the age of 18 shall not be permitted without a legal guardian during the hours of 9:00 a.m. and 3:00 p.m. weekdays and after 10:00 p.m. on any day of the week. Notice of these hours shall be posted at the entrance of the business in lettering of at least two inches in size. This prohibition will exclude days that are either legal holidays or when the under 18 patron's school is off-track. Each under 18 patron will be required to show proper school identification upon entering the premises for purpose of playing. Store management will check the patron's identified school against published school schedules ensuring that the patron is attending on a non-school day prior to allowing the patron to proceed.
- ~~5. Each arcade or internet café shall prohibit persons 17 years of age and under from using any game machine or computer prior to 8:00 a.m. or after 10:00 p.m.~~
6. A minimum of 30 square feet of gross floor area shall be provided for each arcade or game machines or computers.
7. No tournaments of any kind will be permitted.
8. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease spaces.
- ~~9. The floor plan submitted for Planning and Building Department review shall include a raised dais for the adult supervisors, positioned so as to readily observe all computer stations and all areas of business.~~
10. A security plan shall be provided to the Riverside Police Department and Planning **Division** ~~and Building Department~~ for review and approval.
11. The business shall provide a security officer in the business that is bonded and licensed by the State of California during the peak hours of 6:00 p.m. and 2:00 a.m., unless otherwise waived by the Police Department.
12. No person shall be permitted to indulge in boisterous conduct or continually use profanity, or otherwise conduct oneself in a vulgar or indecent manner while such person is present in the ~~Cyber Station~~ business. These rules shall be posted visibly in at least three interior locations.
13. The ~~lease space~~ **business** window shall not be tinted or obscured in any way, and the interior lighting of the lease space shall remain at adequate levels to clearly see into the business from the exterior of the business.
14. A sign shall be posted in the front of the business indicating that no loitering or skateboarding is permitted per the Riverside Municipal Code ~~unless a sign is already provided by the property owner~~. In addition, a waiting area inside the business shall

be provided for customers waiting to use a station. No outside waiting or seating is permitted.

15. Prior to occupancy of the ~~lease-space~~ **business**, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning **Division** and ~~Building Department~~.
16. No intoxicated person shall be permitted to remain on premises, nor shall there be consumption of alcohol on the premises.
17. All persons in the ~~lease-space~~ **business** shall be required to sign a log and provide a valid California, government or school identification with a photograph and age of the individual to the staff.
18. No pay phones shall be permitted on any such premises.
19. Bicycle parking facilities shall be provided in an area convenient to the main entrance, and out of the path of vehicular or pedestrian travel.

19.245.040 Variances

Variances may be considered from the standards outlined above (Section 19.245.030). However, such request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.

Chapter 19.250

Assemblies of People - Entertainment

19.250.010 Purpose

The intent and purpose of regulating assemblies of people principally for entertainment purposes (theaters, clubs, lodges, banquet halls, auditoriums, stadiums, etc.) is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.250.020 Applicability and Permit Requirements

- A. Assemblies of people for entertainment purposes, as defined in article X (Definitions), excluding adult entertainment that is regulated by Chapter 19.240, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. Notwithstanding any specific provisions of Article V, Base Zones and Related Use and Development Provisions, the following incidental entertainment uses, as defined in Article X (Definitions), shall be exempt from any separate discretionary permit requirement, other than any permit that may be required of the principal use:
 - 1. Entertainment that is clearly incidental to a sit-down restaurant, book store, art gallery, bar/lounge or other non-entertainment-oriented use, provided that no stage or dance floor is involved.
 - 2. Entertainment that is clearly incidental to a full service hotel, that includes convention facilities, meeting rooms, and restaurant services.

19.250.030 Site Location, Development and Operational Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people principally for entertainment purposes unless otherwise specified here. Moreover, such assemblies shall comply with all applicable laws, ordinances, policies and regulations.

- A. Site Location Standards
 - 1. The site shall have adequate access to a public street.
 - 2. The site shall be adequate in size and shape to accommodate the use and all yards, walls, parking, landscaping and other required improvements.
 - 3. The business shall not be located within six hundred feet of a hospital, public or private school (pre-school through twelfth grade), church or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, church or

park site, except in the Downtown arts and Entertainment District, as defined in Article X, where the six hundred foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Zoning Administrator shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.

4. The business shall not be located within one hundred feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a discretionary permit.
5. The site shall not be in such proximity to other uses designed for human habitation, including extended care facilities, motels and hotels, that disturbances are likely to be caused by traffic, parking, noise or lighting.
6. Adequate provisions shall be made for vehicular and pedestrian access to the facility at peak business hours.

B. Development and Operational Standards

1. The use shall not substantially increase vehicular traffic on streets in a residential zone.
2. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
3. The use shall not substantially increase traffic hazards to pedestrians.
4. The use shall not cause a substantial adverse affect to health, safety or the general welfare of the neighborhood from light, glare or noise.
5. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.
6. A security plan shall be provided for the approval of the Police Department demonstrating and committing to the provision of adequate on-site security.
7. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.
8. The submitted site plan shall demonstrate adequate accommodations for the queuing of patrons so as not to obstruct walkways, driveways or parking areas and so as not to create noise related disturbances to adjacent properties.

9. The submitted site plan shall demonstrate the availability of adequate parking, maneuvering, ingress and egress to accommodate patrons during peak business hours.

19.250.040 Variances

Variances may be considered from the standards outlined above (Section 19.250.030). However, such request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.

Chapter 19.255***Assemblies of People – Non-Entertainment*****19.255.010 Purpose**

The purpose of regulating assemblies of people for non-entertainment (places of worship, fraternal and service organizations conference facilities, etc.), is to ensure compatibility with surrounding uses and properties and to avoid impacts associated with such uses.

19.255.020 Applicability and Permit Requirements

- A. Assemblies of people – non-entertainment uses, as defined in Article X (Definitions), as a stand alone use are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. Assemblies of people - non-entertainment uses, as defined in Article X (Definitions), located in a storefront within an existing industrial, office or commercial complex, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.255.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people – non-entertainment uses unless otherwise specified here.

- A. General Requirements applicable to both stand alone and storefront assemblies of people – non-entertainment uses.
 - 1. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of existing parking to serve an assemblies of people – non-entertainment use, the Zoning Administrator shall take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Zoning Administrator may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
 - 2. No use other than those specifically authorized by the Approving or Appeal Authority under the discretionary permit shall be permitted.
- B. Additional requirements for storefront assemblies of people – non-entertainment uses.
 - 1. Site location standards:
 - a. The assemblies of people – non-entertainment use shall be located within an existing building in a multi-tenant industrial, commercial or office complex as defined in Article X (Definitions);

- b. The assemblies of people – non-entertainment use shall not be located on a separate parcel or in a freestanding building independent of other tenants within the complex.
- 2. Operation and Development Standards:
 - a. No associated school operating during weekday operations for general education purposes shall be permitted;
 - b. Facilities shall be limited to use for assemblies of people – non-entertainment uses (e.g., including worship services, prayer meetings, church socials, Sunday school and incidental office uses). No other activities are permitted including use as a residence, community social and recreational programs or activities;
 - c. Normal operations of the facilities shall be restricted to indoor uses;
 - d. No substantial adverse impacts on adjoining uses will result.

19.255.040 Additional Setback and Yard Requirement

Any assemblies of people – non-entertainment use, when permitted in any residential **zone** or the Office (O) Zone, shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes.

Chapter 19.260***Assisted Living Facilities (~~Residential Care Facilities~~)*****19.260.010 Purpose**

The purpose of regulating assisted living facilities, including professional care facilities, residential care facilities and similar uses is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.260.020 Applicability and Permit Requirements

Assisted living facilities, including professional care facilities, residential care facilities and similar uses, as defined in Article X (Definitions), but specifically excluding emergency shelters and probationer/parolee housing, are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.260.030 Special Application Requirements

In addition to the applicable discretionary permit application requirements, the application for an assisted living project shall include the following information:

- A. Client profile (the subgroup of the population the facility is intended to serve, such as elderly, minor children, developmentally disabled, etc.)
- B. The maximum number of occupants and hours of facility operation
- C. Term of client stay
- D. Support services to be provided on-site and projected staffing levels
- E. Rules of conduct and/or management plan

19.260.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all assisted living (residential care), unless otherwise specified here.

- A. Site Location Standards
 - 1. No substantial adverse impacts on adjoining properties or land uses will result.
 - 2. Adjacent development will not constitute a hazard to occupants.

3. Establishment of the facility will not result in harm to the health, safety or general welfare of the surrounding neighborhood.
4. The facility shall be located along or near a major arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. To avoid over-concentration of facilities, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject assisted living facility and any other assisted living facility or group housing, transitional shelter, permanent emergency shelter or drop-in center, except that the separation requirement shall be increased to 1,000, as measured from the nearest outside building walls where the other use is a parolee/probationer home.

B. Operation and Development Standards

1. The design of the facility and layout shall be compatible with the character of the surrounding neighborhood.
2. On-site parking shall be provided pursuant to the requirements of Chapter 19.580 and as may otherwise be required through the discretionary permit process. The precise number of parking spaces required will be determined based on the operating characteristics of a specific proposal but shall be a minimum of one parking space for every three beds.
3. Both indoor and outdoor open areas should be provided on site.
4. All lighting fixtures shall be directed away from adjacent properties and public right-of-ways. The height of light poles shall be determined through the discretionary permit process.
5. The facility shall meet all requirements for the approval of such use imposed by the City Building Official and Fire Marshal
6. The facility shall comply with all the rules, regulations and standards required by the State Department of Social Services.
7. The facility, when located in any residential or office zone, shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, any interior side or rear yard may be used for off-street parking purposes. In other zones, setbacks shall be established to ensure compatibility with adjacent uses and shall be at least those of the underlying zone.

8. The Planning Commission or the City Council, on appeal, may modify any of the above standards if a finding is made that such modifications will not be detrimental to the health and safety of the residents.

Chapter 19.265

Bail Bonds Establishments**19.265.010 Purpose**

The purpose of regulating the bail bonds establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.265.020 Applicability and Permit Requirements

Bail bonds establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.265.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to bail bonds establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people – non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, drop-in, permanent emergency, homeless or transitional shelters or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
2. A security plan shall be provided to the Riverside Police Department and Planning ~~Division and Building Department~~ for review and approval.
3. The ~~lease space~~ **business** window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the lease space shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code ~~unless a sign is already provided by the property owner.~~
5. Prior to occupancy of the ~~lease space~~ **business**, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning ~~Division and Building Department~~.
6. No outdoor pay phones shall be permitted on any such premises.

Chapter 19.270

Boarding of Cats and Dogs/Kennels

19.270.010 Purpose

The purpose of regulating the boarding of cats and dogs/kennels and similar establishments is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.270.020 Applicability and Permit Requirements

Boarding of cats and dogs/kennels and similar uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.270.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to boarding of cats and dogs/kennels unless otherwise specified here. Moreover, the boarding of cats and dogs/kennels shall comply with all applicable laws, ordinances, policies and regulations.

- A. The site shall be adequate in size and shape to accommodate the type of boarding cats or dogs/kennels proposed and all yards, walls, parking, landscaping and other required improvements.
- B. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
- C. Noise produced by the proposed use shall be in compliance with [Chapter 8.10](#) of the Municipal Code. When the animals are proposed for indoor accommodations, soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.
- D. All kennels shall be designed and maintained in compliance with [Chapter 8.18](#) of the Municipal Code.
- E. The property shall be maintained in such a way so as not to cause fly producing conditions as set forth in [Chapter 6.16](#) of the Municipal Code.
- F. The number of dogs or cats permitted for boarding or kenneling shall be as determined through the discretionary permit process, based upon site size, design and compatibility with surrounding uses.
- G. The area where the dogs or cats are penned shall be screened with a block wall and a secure gate.

Chapter 19.275

Bus Terminals**19.275.010 Purpose**

The purpose of regulating bus terminals is to safeguard the health, safety and general welfare of those who use the bus terminals, and to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.275.020 Applicability and Permit Requirements

Bus terminals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.275.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to bus terminals unless otherwise specified here.

A. Site Location Standards

Any bus terminal shall only be established, located, or operated where permitted pursuant to Article V, Base Zones and Related Use and Development Provisions, and only when within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest property line of the bus terminal to the nearest property line of the use of concern.

1. The bus terminal business shall not be located within 600 feet of any hospital, school (pre-school through grade twelve), assemblies of people – non-entertainment, or park.
2. The bus terminal shall not be located within 100 feet of any residential dwelling unit or any residential zone.
3. The bus terminal site shall not be within 100 feet of any assisted living facility, motel, hotel, and similar sensitive use where disturbances are likely to be caused by traffic, parking, noise, and/or lighting.

B. Operation and Development Standards

1. All operations, except passenger/cargo loading and unloading, shall be conducted inside the bus terminal building. However, automated ticketing facilities and passenger waiting areas may be permitted outdoors.

2. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles in service for customers, vehicles of employees, and other service vehicles used in the operation of the bus terminal.
3. Maintenance or fueling operations are prohibited at a bus terminal site.
4. Direct access to bus terminals shall be from at least one and preferably two 4-lane arterial street. Bus terminal sites shall not have direct access from local or residential streets.
5. Setbacks for terminal buildings shall conform to the requirements of the underlying zone. Setbacks along arterial streets may be required to be increased through the discretionary permit process.
6. Parking, temporary bus waiting areas and passenger waiting and loading areas shall be set back at least 20 feet from all property lines.
7. The bus terminal site shall have a designated passenger waiting area that may either be indoors or outdoors. At least 50 percent of any designated outdoor waiting area shall include shade structures or other method of cover.
8. A minimum 6-foot-high masonry wall shall be erected and maintained along all common interior side and rear property lines; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
9. At a minimum, parking areas shall be provided in accordance with Chapter 19.580; however, additional parking may be required as a condition of discretionary permit approval based on a case-by-case basis related to property specific considerations.

19.275.040 Security Regulations

A security plan shall be submitted for review and approval as a part of the discretionary permit application demonstrating and committing to the provision of adequate on-site security, including but not limited to security cameras, lighting, and security personnel.

19.275.050 Additional Findings to Approve a Discretionary Permit

In addition to any findings required to be made in the granting of the applicable discretionary permit, the following findings are required to be made by the Approving ~~or~~ Appeal Authority in order to approve a discretionary permit for a bus terminal:

- A. That the bus terminal will not substantially increase vehicular traffic on streets in a residential zone.
- B. That the bus terminal will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.

- C. That the bus terminal will not create increased traffic hazards to pedestrians.
- D. That the bus terminal site is adequate in size and shape to accommodate said use, and to accommodate all carrier lines, walls, parking, landscaping and other required improvements.

Chapter 19.280***Check Cashing Establishments*****19.280.010 Purpose**

The purpose of regulating check cashing establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.280.020 Applicability and Permit Requirements

Check cashing establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.280.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to check cashing establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people – non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, drop-in, permanent emergency, homeless or transitional shelters or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site **or on-site** alcoholic beverage sales business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
2. A security plan shall be provided to the Riverside Police Department and Planning ~~Division and Building Department~~ for review and approval.
3. The ~~lease space~~ **business** window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the lease space shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code ~~unless a sign is already provided by the property owner.~~
5. Prior to occupancy of the ~~lease space~~ **business**, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning ~~Division and Building Department~~.
6. No outdoor pay phones shall be permitted on any such premises.
7. The hours of operation shall be limited to between 8:00 a.m. and 9:00 p.m. daily.

Chapter 19.285

Contractor Storage Yard**19.285.010 Purpose**

The purpose of regulating contractor storage yards is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.285.020 Applicability and Permit Requirements

Contractor storage yards, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.285.030 Development Standards

Such yards shall be enclosed with solid masonry walls or buildings not less than 6 feet in height, above which no materials shall be stored. **Vehicles used in the operation of the business may extend above the height of the wall.**

Chapter 19.290***Day Care Centers - Child*****19.290.010 Purpose**

The purpose of establishing child day care center regulations is to implement State law with regard to the provision of child care centers as defined by the California Health and Safety Code Section 1596.76, to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.290.020 Applicability and Permit Requirements

Day care centers, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.290.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to child day care centers unless otherwise specified here

A. Site Location Standards

1. All such facilities shall have direct access to a public street with adequate access to a collector or arterial street system.
2. All such facilities shall be located at least 600 feet away from an existing child day care center, as measured from the property line.

B. Operation and Development Standards

1. The applicant has or will obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
2. The center shall meet all zoning standards otherwise applicable to the project site.
3. Indoor and outdoor play areas that satisfy the requirements of the State daycare licensing agency shall be provided. The outdoor play area shall be adjacent to the center and accessible through the center itself. The outdoor play area shall be enclosed by a natural barrier, wall or fence a minimum of five feet in height. If located adjacent to residentially zoned property, the separating barrier, wall, or fence shall be of solid construction. Said outdoor play area shall not be allowed in any required front, side or rear yard setbacks and shall be located and designed so as to reduce noise impacts on adjacent properties.

4. Parking shall not be located in any required front yard setback. An adequate on-site loading/unloading area shall be provided that can be easily accessed from the child day care center without crossing any driveways or streets. This area may be counted toward the required parking. Clearly designated pedestrian walkways shall be provided.
5. Shared parking arrangements may be used subject to the requirements of Chapter 19.580 (Parking and Loading).
6. All such facilities shall have screened and buffered outdoor play and activity areas from adjacent uses and shall comply with the City's noise regulations, as set forth in Chapter 19.590 (Performance Standards) and [Title 7](#) of the Riverside Municipal Code to minimize noise impacts.
7. The pick-up and drop-off of children from vehicles shall only be permitted on the site's driveway or parking area. A facility with access from an arterial street, as designated by the General Plan, must provide a paved drop-off/pick-up area designed with on-site parking and maneuvering to allow vehicles to pick-up/drop-off children and exit the site without backing out onto the arterial street.
8. Any additional conditions regarding safety and access deemed necessary or desirable by the City Engineer, Fire Marshal, Zoning Administrator, or Building Official.

19.290.040 Variances

Variances may be granted only from the provision of paragraphs A 2 (distancing requirements) and B 4 (parking and loading locations) of Section 19.290.030 above.

Chapter 19.300***Equipment (Large) Sales and Rental*****19.300.010 Purpose**

The purpose of regulating outdoor sales and rental of large, construction-related equipment such as earthmoving equipment, including but not limited to backhoes, tractors, graders, cranes and other similar equipment and incidental rental, repair and retail sales of parts and accessories is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses

19.300.020 Applicability and Permit Requirements

Equipment (large) sales and rental, and the incidental repair of such equipment sold or rented, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.300.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to equipment (large) sales and rental and repair unless otherwise specified here.

A. Site Location Standards

1. The business shall be a freestanding use on a separate parcel and not a part of a multiple-use industrial complex.
2. The site shall be served by streets of adequate width and pavement type to accommodate the volume and type of traffic generated by the proposed use.
3. The use shall not be located within 100 feet of a residentially zoned area.
4. The use shall have a compatible physical relationship with the surrounding neighborhood

B. Operation and Development Standards

1. The site shall be developed with permanent, related buildings. No trailers or temporary modular units are permitted.
2. All incidental repair work shall be done within a completely enclosed building.
3. Any portion of the site, including vehicle and equipment storage, not within a completely enclosed building shall be enclosed by a solid masonry wall not less than 6 feet in height.

4. The expandable features of any equipment on-site shall be in the lowest possible position.
5. On- and off-site improvements shall be in conformance with the development standards of this Title.
6. A minimum site area of one acre shall be required.

Chapter 19.305

Farmers' Markets - Certified

19.305.010 Purpose

The purpose of regulating farmers' markets is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.305.020 Applicability and Permit Requirements

Farmers' markets, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.305.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to farmers' markets, unless otherwise specified here.

- A. The sales area shall be located in an area that will not disrupt parking or the flow of traffic onto and off of the site.
- B. Parking facilities will be evaluated to ensure that adequate parking is available during the approved operating hours.
- C. The market may not operate on vacant or unimproved land.
- D. The market shall conform to State of California Department of Food and Agriculture and Department of Health Services administrative regulations and all other applicable rules and regulations governing certified farmers' markets.
- E. The sale of products shall be limited to those resulting from the agricultural efforts by a producer upon land the producer controls. The products may be sold by the producer, the producer's employees or the producer's immediate family. In addition, a producer may sell products ~~other~~ produced by no more than two other producers.
- F. The market shall be limited in the days and hours of operation as specified in the discretionary permit to minimize interference with the surrounding properties.

19.305.040 Variances

No variances may be granted from the provisions of Section 19.305.030 above.

Chapter 19.310***Florist Shops***

19.310.010 Purpose

The purpose of regulating florist shops is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.310.020 Applicability and Permit Requirements

Florist shops, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.310.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to florist shops, unless otherwise specified here.

A. Site Location Standards

1. The florist shop shall be located on the ground floor of any multi-story building.

B. Operation and Development Standards

1. Adequate parking shall be available to serve the florist shop in accordance with Chapter 19.580 (Parking and Loading).
2. The hours of operation shall be determined by the Zoning Administrator in consideration of the prevailing hours of businesses in the area and the type of surrounding uses.
3. The primary purpose of the business shall be the sale of floral products (i.e., flowers and ornamental plants). No more than twenty percent of the gross floor area of the business may be devoted to sale of gifts and greeting cards.
4. No substantial adverse impacts on adjoining uses shall result due to the design of the shop.

Chapter 19.315***Group Housing***

19.315.010 Purpose

The intent and purpose of regulating group housing is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.315.020 Applicability and Permit Requirements

Group housing, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.315.030 Additional Application Filing Requirements

The application for group housing shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan.

19.315.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to group housing unless otherwise specified here.

A. Site Locations Standards

- 1. To avoid over-concentration of facilities, there shall be a three-hundred-foot separation requirement as measured from the nearest outside building walls between the subject group housing and any other group housing or assisted living facility, transitional shelter, permanent emergency shelter or drop-in center, except that the separation requirement shall be increased to 1,000, as measured from the nearest, outside building walls where the other use is a parolee/probationer home.

B. Operation and Development Standards

1. The use shall not have any substantial adverse impacts on adjoining properties or land uses.
2. Group housing shall not be located such that adjacent development would constitute a hazard to the occupants of the group housing.
3. Establishment of the facility shall not result in harm to health, safety or general welfare of the surrounding neighborhood.
4. The facility shall be located along or near a major arterial with ready access to public transportation.
5. The facility shall be accessible to necessary support services.
6. The facility should be compatible with the character of the surrounding neighborhood.
7. Sufficient on-site parking shall be provided. The precise number of parking spaces required will be determined based on the operating characteristics of a specific proposal.
8. Both indoor and outdoor open areas should be provided on site.
9. All setback, landscaping, and other development standards of the underlying zone shall be met.
10. The facility shall provide no more than 40 beds and shall serve no more than 40 persons at any one time.
11. The facility may provide one or more of the following common facilities for the exclusive use by residents:
 - a. Central cooking and dining area(s)
 - b. Recreation room
 - c. Laundry facilities

Chapter 19.320***Heliports and Helistops*****19.320.010 Purpose**

The purpose of regulating heliports and helistops is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.320.020 Applicability and Permit Requirements

Heliports and/or helistops, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.320.030 Exemptions

Temporary landing sites for helicopters shall be exempt from any discretionary permit requirement and instead shall be subject to the approval of the Airport Director. However, temporary landing sites for helicopters for use in excess of 48 hours shall be subject to approval by the City Council.

19.320.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to heliports and helistops unless otherwise specified here.

A. Site Location Standards**1. Ground Level Sites**

- a. The proposed use shall be located on a site that ensures that such use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.
- b. The site shall be so located to insure that, as much as possible, the approach-departure paths leading to and from the heliport are over terrain that affords emergency landing areas such as open parks, golf courses, industrial areas, highways, freeways and open land to provide adequate emergency landing spots in case of propulsion failure. Approach-departure paths over residential developments, schools and playgrounds or highly populated areas shall be avoided.
- c. The size and shape of the site proposed for use should be adequate to allow full development of the proposed use in accordance with FAA standards and in a manner not detrimental to the particular area nor to its peace, health, safety and general welfare.

- d. The site shall be served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by this use.

2. Elevated Sites

- a. The proposed use shall be located on a site that ensures that such use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.
- b. The site shall be so located to insure that, as much as possible, the approach-departure paths leading to and from the heliport are over terrain that affords emergency landing areas such as open parks, golf courses, industrial areas, highways, freeways and open land to provide adequate emergency landing spots in case of propulsion failure. Approach-departure paths over residential developments, schools and playgrounds or highly populated areas shall be avoided.
- c. The size and shape of the site proposed for use should be adequate to allow full development of the proposed use in accordance with Federal Aviation Administration standards and in a manner not detrimental to the particular area nor to its peace, health, safety and general welfare.
- d. The site shall be served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by this use.
- e. All provisions of the City Building Code pertaining to structural requirements of a building to support an elevated helistop shall be met.

3. Temporary Sites

- a. Location of temporary sites shall be subject to California Division of Aeronautics criteria.
- b. Locations shall be at ground level only.

B. Operation and Development Standards

1. All Sites

- a. Hours of operation shall be limited to the periods between sunup and sundown daily unless properly lighted and specifically approved for night operation.
- b. Emergency fire-fighting equipment shall be provided as deemed necessary and adequate by the City Fire Marshal and the California Division of Aeronautics.

- c. Emergency communications shall be available between the heliport or helistop and the Fire Department communication center. These facilities may consist of a standard fire alarm or a direct line to a telephone staffed 24 hours per day.
- d. Fueling and maintenance facilities shall be subject to City Fire Marshal approval.
- e. All trash receptacle areas in the vicinity of heliports shall be enclosed by masonry walls at least six feet in height and a solid wooden gate of equal height. Trash bins and receptacles shall have lids to prevent blowing of litter and debris.
- f. A wind-indicating device shall be provided and maintained on site at all times in a workable condition.
- g. Any helicopter take-offs or landings within three miles of the Riverside Municipal Airport shall maintain two-way radio contact with the airport's air traffic control tower.
- h. The requirements of these regulations shall not apply to the operation of helicopters in emergency situations when a landing and take-off is necessary to protect life or property. Such operations shall be carried out in a prudent manner with due regard for safety.

2. Ground Level Sites

- a. The minimum take-off and landing area length and width shall measure one and five tenths times the overall length of the largest helicopter proposed ~~for use on~~ ~~to use~~ the site.
- b. Obstruction clearance surfaces shall be as recommended by the Federal Aviation Administration standards.
- c. Each take-off and landing area shall have 2 obstruction clearance surfaces at least 90 degrees apart, one of which ~~shall be~~ is into the prevailing wind.
- d. The take-off and landing area shall be provided with adequate lighting if used for night or all-weather conditions. All lighting shall be directed away from adjacent properties or public rights-of-way.
- e. The helicopter landing facilities shall be marked as recommended by the Federal Aviation Administration.
- f. Surfacing of the landing facility shall be so as to minimize the blowing of any dust, dirt or other objectionable material onto neighboring property.

- g. Take-off and landing areas shall be no closer than 50 feet from any property line. Any administrative or operations building erected on a heliport site shall be located not closer than fifteen feet from any property line. Helicopter maintenance buildings and hangars shall be located not closer than 25 feet from any property lines. Location and setbacks for buildings storing combustibles shall be approved by the City Fire Marshal.
 - h. A 10-foot-wide landscaped setback shall be provided along the perimeter of the heliport with thick, fast-growing shrubs and ground cover to be planted along interior property lines.
 - i. A peripheral area surrounding the landing and take-off area with a minimum width of 15 feet for use as an obstruction-free safety zone shall be provided.
 - j. The exterior edge of the peripheral area shall be fenced or otherwise protected to keep unauthorized persons out of these areas. Fences shall be a minimum of 3 feet in height.
- 3. Elevated Sites
 - a. The dimensions of the take-off and landing areas for elevated helistops shall be the same as for ground level sites.
 - b. The roof shall be provided with a parapet a minimum of 36 inches high; if no parapet is provided, a fence a minimum of 36 inches high shall surround the periphery of the building. Where openings pierce the roof, they shall be provided with a 6-inch-high curb and fire protected as required for vertical shafts. No openings in the roof shall be permitted within 25 feet of the landing area boundaries.
 - c. Building exits shall be located away from the take-off or landing pattern.
 - d. No fueling or repairing of helicopters shall be permitted, except of an emergency nature when approved by the City Fire Marshal.
 - e. Separator or clarifying tanks for collecting spilled fuel shall be installed under approval and supervision of the Fire Department.
 - f. "No Smoking" signs shall be conspicuously located around the landing pad. Letters on the signs shall be not less than 4 inches high on a background of contrasting color.
 - g. Mechanical, air handling and air conditioning equipment or penthouses shall be:
 - (1) a minimum of 25 feet from the landing pad,
 - (2) located outside the landing and take-off pattern, and

- (3) protected by a substantial incombustible barrier on the side toward the landing pad.
 - h. Two or more wet standpipes, each equipped with a one and one-half inch valve and one and one-half inch rubber lined fire hose not over 100 feet in length, shall be provided to reach all parts of the roof. Each hose line shall be equipped with an approved variable fog nozzle and shall be supplied with sufficient pressure to provide a good fog pattern. Hose cabinets shall be located near the roof exits and elsewhere as necessary to comply.
 - i. Emergency communications shall be available between the helistop and the Fire Department communication center. These facilities shall consist of a standard fire alarm box or a direct line to a telephone manned 24 hours per day.
 - j. Helistop landing facilities shall be marked as recommended by the FAA.
4. Temporary Sites
- a. Development standards for temporary sites shall conform to California Division of Aeronautics requirements and other conditions deemed appropriate by the Airport Director or City Council.

19.320.050 Additional Permits

- A. Federal Aviation Administration and California Department of Aeronautics approval is required.
- B. No heliport or helistop for which a discretionary permit has been approved shall operate prior to the subsequent approval of the plans by the California Department of Aeronautics, and an airspace review by the Federal Aviation Administration has determined that no air traffic hazard exists.
- C. Revocation of a permit to operate a heliport or a helistop by the California Department of Aeronautics shall be a cause for the revocation of any discretionary permit by the City.
- D. The rules and regulations duly enacted by an appropriate agency of the State and presently in effect and all duly enacted additions or amendments thereto, and that govern the establishment or operation of heliports or helistops, are hereby referred to, adopted and made a part of this section as fully in all respects as if particularly set forth herein.

Chapter 19.325***Historic Residence Used for Retail Business, Office or Bed and Breakfast Inn*****19.325.010 Purpose**

The purpose of regulating the use of historic residences for a retail business, office or bed and breakfast inn uses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses and to encourage preservation of historic buildings through adaptive reuse.

19.325.020 Applicability and Permit Requirements

- A. Any historical residence proposed for use as a retail business, office or bed and breakfast inn, as defined in Article X (Definitions), shall have been originally designed and occupied for residential purposes. The proposed reuse shall be subject to the use regulations set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.
- B. In addition to consideration of any required discretionary permit, detailed historic preservation and design review shall be conducted by the Cultural Heritage Board in accordance with the provisions of [Title 20](#).

19.325.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply unless otherwise specified here.

A. Site Location Standards

- 1. The site and affiliated structures shall have one or more of the following designations.
 - a. A National Historic Landmark
 - b. Listed in the National Register of Historic Places
 - c. A State Historic Landmark
 - d. A City ~~Cultural Heritage~~ Landmark
 - e. A City Structure of Merit
- 2. Retail and office uses shall not be located in any area where such a use would adversely impact a residential neighborhood.
- 3. Bed and breakfast uses shall have access to any public street system sufficiently improved to allow adequate access and circulation.

B. Operation and Development Standards

1. General Requirements for all Uses

- a. The site shall be of sufficient size and dimension to accommodate the use with its additional zoning requirements.
- b. Parking shall be required pursuant to Chapter 19.580 (Parking and Loading), and the spaces shall be located within the rear yard or interior side yard areas.
- c. The use shall be developed and maintained to substantially preserve the significant historic characteristics of the structure and its site and to be compatible with the surrounding neighborhood.
- d. All uses associated shall be conducted entirely within enclosed structures.
- e. Front yard areas shall be landscaped and have a residential appearance in keeping with the historic period of the structure.
- f. Signs shall be in accordance with the standards for a single family dwelling in Chapter 19.100 (Residential Zones) of the Zoning Code.

2. Additional Requirements for Bed and Breakfast Inns

- a. The inn shall be managed and occupied by an owner of the property.
- b. Meals made within the inn shall only be served to the establishment's paying guests, employees, and owner's family.
- c. The inn shall have no more than 6 guest rooms.

Chapter 19.330***Hotel/Motel, Long-Term Stay*****19.330.010 Purpose**

The purpose of regulating hotel/motel, long-term is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.330.020 Applicability and Permit Requirements

Hotels/Motels, long-term stay uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.330.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to hotels/motels, long-term stay uses unless otherwise specified here.

A. Site Location Standards

1. The development shall take direct access from a major arterial with a minimum of 100 feet of frontage.
2. The development shall have access to public transportation.

B. Operation and Development Standards

1. The development shall result in no harm to the health, safety or general welfare of the neighborhood from light, glare or noise.
2. The development shall contain a minimum of 220 square feet of gross floor area, with an additional 100 square feet of floor area for each occupant in excess of 2.
3. The development shall have a kitchen including a sink, a microwave, refrigerator, dry food and utensil storage, and a food preparation area having a clear working space not less than 30 inches wide.
4. The development shall have light and ventilation conforming to the adopted Building Code.
5. Each unit shall have a separate closet area.
6. Each unit shall have on-site access to an on-site laundry facility with at least one washer and one dryer for each 20 long-term stay units.

7. Each unit shall have telephone service.
8. Common open space shall be provided as follows: a minimum total of 400 square feet for the first 20 guest rooms, then 25 square feet for each room in excess of 20. Such common open space shall be located on site to be easily accessible to all guests. Such open space shall be exclusive of required building and landscaped setbacks and required parking area or parking lot landscaping. Up to one-half of the common usable open space area may be located indoors in the form of an exercise room, recreation room, or similar common facility.
9. The maximum number of units occupied by long-term stay guests cannot exceed 25% of the total number of units within the hotel or motel.
10. An on-site manager on duty within an office that is open on a 24-hour basis.
11. A maximum period of occupancy may be applied to the hotel or motel as determined by the facilities location, design and the amenities provided for guests.
12. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.

Chapter 19.335***Live/Work Units*****19.335.010 Purpose**

The purpose of regulating live/work units is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.335.020 Applicability and Permit Requirements

Live/Work units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions and the Downtown Specific Plan subject to the requirements contained in this Chapter.

19.335.030 Site Location, Operation and Development Standards

- A. The Downtown Specific Plan has special requirements for ground floor frontage on Mission Inn Avenue, Main Street and University Avenue.
- B. All living space within the live/work unit needs to be contiguous with, and an integral part of, the working space, with direct and internal access between the two areas.
- C. Access to individual units shall be from common access areas, corridor or hallways. In some locations, when more than one unit is proposed within a single building, each live/work unit needs to be separated from the other units in the building.
- D. Minimum floor area requirements are established in the Downtown Specific Plan and Article V (Base Zones and Related Use and Development Provisions). In the Mixed Use Zones specifically review Section 19.120.060 (Development Standards of the Mixed Use Zones).
- E. At least one of the full-time workers of the live/work unit needs to reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

Chapter 19.340

Manufactured Dwellings**19.340.010 Purpose**

The purpose of regulating manufactured dwellings is to ensure compatibility of such dwellings with surrounding uses and properties and to avoid any impacts associated with such dwellings.

19.340.020 Applicability and Permit Requirements

Manufactured dwellings, as defined in Article X (Definitions), are permitted in any zone where a single family residence is permitted pursuant to Government Code 65852.3 – Local Manufactured Homes Zoning. The manufactured dwelling must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et. seq.) and placed on a foundation system.

19.340.030 Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to manufactured dwellings in addition to the following.

- A. Building elevations shall be submitted for review and approval by the Zoning Administrator depicting the roof overhang, roofing material and siding material.

Chapter 19.345

Model Homes**19.345.010 Purpose**

The purpose of establishing regulations for model homes is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.345.020 Applicability and Permit Requirements

Model homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.345.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all model homes unless otherwise specified here.

A. Site Location Standards

1. Each model home must be located on an individual and approved lot, ~~as provided in paragraph B-2 below.~~

B. Operation and Development Standards

1. Access must meet the requirements of the Americans with Disabilities Act.
2. Any “trap” fencing shall be located on private property.
3. Any garage used as an office must be converted back to a garage prior to occupancy.
4. A four or greater model complex shall develop and improve a separate lot to accommodate parking.
5. Parking shall comply with the standards contained in Chapter 19.580 (Parking and Loading).
6. In each subdivision consisting of 8 or more homes, at least one model home that is landscaped shall demonstrate via installed landscape and irrigation, the principles of water-efficient landscaping and irrigation consistent with Chapter 19.570 (Water Efficient Landscaping and Irrigation).
7. The developer of model homes constructed prior to the recordation of a final map for the subdivision containing the model home(s) shall enter into a model home agreement with the City in a form satisfactory to the City Attorney to ensure that the

model home(s) will not be sold prior to final map and that the model home(s) will be demolished and removed should the final map not record in a time that is acceptable to the City.

Chapter 19.350

Parolee/Probationer Home**19.350.010 Purpose**

The purpose of regulating parolee/probationer homes is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.350.020 Applicability and Permit Requirements

Parolee/Probationer homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use Provisions subject to the requirements contained in this Chapter.

19.350.030 Additional Application Requirements

The application for a discretionary permit for a parolee/probationer home shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, ~~elderly, minor children, developmentally disabled, etc.~~);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan.

19.350.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply unless otherwise specified here.

- A. Site Location Standards
 - 1. The use shall be compatible with neighboring uses.
 - 2. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.
 - 3. The facility shall be located along or near a major arterial with ready access to public transportation.
 - 4. The facility shall be accessible to necessary support services.

5. To avoid over-concentration of parolee/probationer, there shall be a 5,000-foot separation requirement between parolee/probationer homes as measured from the nearest outside building walls between the subject use and any other parolee/probationer housing.
6. A parolee/probationer home shall not be located within 1,000 feet of any other group housing, assisted living facility, a public or private school (pre-school through twelfth grade), university, college, student housing, senior housing, day care home and center, public park, business licensed for on- or off-site sales of alcoholic beverages or drop-in, permanent emergency, homeless or transitional shelter, as defined in Article X (Definitions) and as measured from any point on the outside walls of the parolee/probationer home to the nearest property line of the noted use.
7. The facility should be compatible with the character of the surrounding neighborhood.

B. Operation and Development Standards

1. Sufficient on-site parking shall be provided in accordance with 19.580. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.
2. Both indoor and outdoor common areas shall be provided on site.
3. All setback standards of the underlying zone shall be met.
4. On-site staff supervision shall be required during all hours of facility operation.
5. Individual client stays shall not exceed 180 days.
6. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program) provided by the City and as required under the discretionary permit. If the program offers certification then that certification shall be obtained and maintained in current status.

19.350.050 Special Noticing Requirements

All property owners within 1,000 feet of the proposed facility, as measured from the subject property lines, shall be notified of the proposed discretionary permit.

19.350.060 Existing Facilities Require a Permit

- A. Any existing parolee/probationer housing that has not complied with these requirements is in violation of this Title and is subject to appropriate code ~~enforcement~~ ~~compliance~~ action.

- B. An existing parolee/probationer home in good standing may file a written request for an extension of time of up to one year in which to file for the required discretionary permit. The written request shall include the reason for the request, including budgeting and/or securing filing fees, subject to confirmation and approval by the Planning Division. A filing extension may be granted by the Planning Division when it is verified that good faith efforts to budget and/or secure funds are made, financial hardship exists and a favorable recommendation is obtained from the Police Department. The Police Department recommendation is based upon a review of calls for service and criminal history at the parolee/probationer home for the previous 12 months. This subsection shall sunset and no longer be effective after June 8, 2006.

19.350.070 Change in Operating Conditions

Any change in operating conditions from what was originally approved and imposed by the City, including, but not limited to, number of occupants or parolees/probationers or any modifications to the conditions of approval pursuant to the required discretionary permit shall require the immediate submittal of a request for revision of the required discretionary permit.

19.350.080 Abandonment of Use

An existing parolee/probationer home established pursuant to any permit discontinued for any period of time is deemed abandoned. Any subsequent establishment of a parolee/probationer home shall be required to first obtain a new discretionary permit.

Chapter 19.355***Pawn Shop*****19.355.010 Purpose**

The purpose of regulating pawn shop establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.355.020 Applicability and Permit Requirements

Pawn shop establishments, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.355.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to pawn shop establishments unless otherwise specified here.

A. Site Location Standards

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people – non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, drop-in, permanent emergency, homeless or transitional shelters or businesses licensed by the State of California for off- or on-sale of alcoholic beverages as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.
4. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.

B. Operation and Development Standards

1. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
2. A security plan shall be provided to the Riverside Police Department and Planning Division for review and approval.
3. The business window shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the business shall remain at adequate levels to clearly see into the business from the exterior of the business.
4. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code.
5. Prior to occupancy of the business, the business owner shall sign a trespass authority letter authorizing the Riverside Police Department to enforce trespass law. A copy of this letter shall be provided to the Planning Division.
6. No outdoor pay phones shall be permitted on any such premises.

Chapter 19.360***Plant Nurseries - Retail*****19.360.010 Purpose**

The purpose of establishing regulations for plant nurseries – retail **is** to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.360.020 Applicability and Permit Requirements

The growing of nursery plants with associated retail sales, as defined in Article X (Definitions), is allowed as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

For the purposes of this Chapter and Title, two types of plant nurseries are established as regulated uses:

1. Plant nurseries in the R-1 zone
2. Plant nurseries that may be permitted in zones other than R-1

19.360.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply to plant nurseries-retail located in the R-1 zone unless otherwise specified here.

A. Plant Nurseries in the R-1 Zone

1. Site Location Standards
 - a. The site shall have a minimum lot area of one acre.
 - b. The facility shall be located on an arterial or collector street as designated on the [Master Plan of Roadways](#) in the General Plan.
2. Operation and Development Standards
 - a. All buildings, structures or improvements shall be located at least 20 feet from any property line.
 - b. All buildings and structures shall not exceed 20 feet in height.
 - c. All storage of non-plant material shall be in a completely enclosed building or within a masonry wall enclosure at least 6 feet in height.
 - d. No outdoor telephone bell or paging system shall be used.

B. Plant Nurseries in Zones Other than R-1

1. Operation and Development Standards

- a. All storage of non-plant material shall be in a completely enclosed building or within a masonry wall enclosure at least 6 feet in height.
- b. No outdoor telephone bell or paging system shall be used.

Chapter 19.365

Public Use of Public Property

19.365.010 Purpose

The purpose of regulating the public use of public property is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.365.020 Applicability and Permit Requirements

The public use of public property, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.365.030 Exceptions to Permit Requirements

The following improvements do not require approval of a discretionary permit:

- A. Roads, landscaping and belowground public utilities located within the public right-of-way.
- B. Installation and maintenance of streetlights solely for lighting purposes.
- C. Signs pursuant to Chapter 19.620 (Signs).
- D. Repair and maintenance to existing improvements, provided there is no increase in intensity of use or enlargement of the improvement.
- E. Improvements of other government or quasi-government agencies for which lawful exemptions to local zoning regulations exist.

Chapter 19.370***Recreation Facilities – Commercial (Billiard Parlors and Pool Halls)*****19.370.010 Purpose**

The purpose of regulating billiard parlors and pool halls is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.370.020 Applicability and Permit Requirements

Recreational facilities, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions, subject to the requirements contained in this Chapter and shall comply with all provisions of [Chapter 5.28](#), Poolrooms, of the Riverside Municipal Code.

19.370.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to billiard parlors and pool halls, unless otherwise specified here.

A. Site Location Standards

Any billiard parlor or pool hall shall only be established, located, or operated where permitted only ~~when~~ within the ascribed distances of the certain specified land uses or zones set forth here. These distances shall be measured from the closest point upon the outside walls of the building ~~or building lease space~~ containing the billiard parlor or pool hall to the nearest point upon the outside walls or property lines of the building or property of concern.

1. The business shall not be located within 600 feet of any school (pre-school through twelfth grade), assemblies of people – non-entertainment, or park, as measured from the property line, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600-foot distance restriction does not apply. However, in the Downtown Arts and Entertainment District, the Zoning Administrator shall consider distances from the above-listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
2. The business shall not be located within 100 feet of any residential dwelling unit or residential zone, as measured from the property line. This provision shall not be mandatory with regard to residential uses that are a part of a mixed-use zone or mixed-use project.

- B. At all times, each billiard parlor or pool hall operator shall maintain adult attendants on the premises, the number of which shall be set forth in the approved discretionary permit.

- C. Each billiard parlor or pool hall shall prohibit persons 17 years of age and under from using any of the facilities prior to 8:00 a.m. or after 10:00 p.m.
- D. Hours of operation shall be determined based upon the sensitivity of the area surrounding the proposed billiard parlor during the approval of the discretionary permit.
- E. Signage informing the public of the prohibition on the use of drugs, smoking, loud conduct, age restrictions, and the hours of operation shall be posted and plainly visible to customers within the establishment in at least two locations.
- F. Billiard parlors and pool halls that have been authorized to serve alcoholic beverages shall enforce a customer dress code, which at a minimum shall prohibit gang-related attire. The dress code shall be posted at all public entrances.
- G. Any and all forms of gambling are prohibited.
- H. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease spaces.

19.370.040 Variances

Variances may be granted from the provisions of Section 19.370.030 above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.

19.370.050 Security Regulations

A security plan shall be submitted for review and approval by the Police Department as a part of the discretionary permit application demonstrating and committing to the provision of adequate on-site security.

Chapter 19.375***Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals*****19.375.010 Purpose**

The purpose of regulating recycling centers, also known as collection and processing centers, for paper, glass, plastic, aluminum and other nonferrous metals is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.375.020 Applicability and Permit Requirements

Recycling collection and processing centers for paper, glass, plastic, aluminum and other nonferrous metals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.375.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all recycling collection and processing centers unless otherwise specified here.

- A. Any portion of the site not within a completely enclosed building shall be surrounded by a solid masonry wall not less than 6 feet in height and all materials shall be stored below the level of the wall.
- B. All materials stored out-of-doors shall be kept within completely enclosed storage bins.
- C. All dismantling of assembled materials shall be done within a completely enclosed building.
- D. Baling, shearing and compacting equipment shall be located within a completely enclosed building.
- E. The site shall be fully landscaped on the interior and additional perimeter landscape screening may be required by the Zoning Administrator to adequately screen the operation.
- F. The facility shall not substantially increase vehicular traffic on streets in a residential zone.
- G. The site shall be served by streets and highways capable of carrying the quantity and type of traffic generated by such use.
- H. The facility shall be a minimum of 300 feet from any residentially zoned property or from any school, assemblies of people – non-entertainment, hospital, or similar use involving a large assemblage of people.
- I. Receiving or processing scrap steel or junked cars shall be prohibited.

- J. Plans for a continuing cleaning and maintenance program, as well as the control of noise, odor, dust, litter, and the like, shall be submitted for review and approval.

Chapter 19.380***Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)*****19.380.010 Purpose**

The purpose of regulating recycling center – solid waste transfer stations and material recovery facilities (MRFs) is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.380.020 Applicability and Permit Requirement

Recycling facility – solid waste transfer stations and material recovery facilities (MRF) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.380.030 Environmental Impact Report (EIR) Required

An environmental impact report (EIR), prepared by a consultant selected under the terms of the City's California Environmental Quality Act guidelines, shall be required. Prior to commencement of the preparation of the EIR, a preliminary conference with the applicant and the Planning ~~Division and Building Department~~ shall be held. Issues addressed by the EIR shall include, but not be limited to, the following: land use; traffic, noise, aesthetics, including screening and landscaping; odor; dust; litter control and ongoing maintenance; groundwater protection; prevailing wind direction; and release of hazardous substances.

19.380.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply recycling centers – ~~solid waste transfer stations and material recovery facilities (MRFs)~~ , unless otherwise specified here.

A. Site Location Criteria

The solid waste transfer station and/or MRF shall meet the following location criteria:

1. The facility will not substantially increase vehicular traffic on streets in a residential zone.
2. The facility will not substantially lessen the usability and suitability of adjacent or nearby properties.
3. The site is served by an improved arterial streets, adequate in width and pavement type to carry the quantity and type of traffic generated by the use.

4. The site is adequate in size and shape to accommodate the use and to accommodate all yards, walls, vehicular stacking, parking, landscaping and other required improvements.
5. No transfer station or MRF shall be closer than 600 feet ~~to~~from any property in a residential or commercial zone or from any school, assemblies of people – non-entertainment, hospital or similar use involving a large assemblage of people, as measured between property lines.
6. In the siting of new buildings for construction, consideration shall be given to prevailing wind direction and location of large vehicle doors in order to minimize odors.

B. Operation and Development Standards

In addition to the provisions of the underlying base zone and any applicable overlay zone(s), the solid waste transfer station and/or MRF shall meet the following operation and development standards:

1. The gross land area shall not be less than 5 acres with a minimum street frontage of 140 feet.
2. Except as setbacks along arterial streets may require additional dimensions, all buildings, structures or improvements shall meet the setbacks as required in the applicable zone. The setbacks specified in this paragraph may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscape areas
 - c. Light poles and standards
3. All equipment and activities associated with this use shall be contained within an enclosed building with only sufficient openings for ingress/egress of vehicles.
4. On-site truck stacking and maneuvering area shall be provided as necessary to accommodate the anticipated vehicular usage of the transfer station/MRF, depending on the size and nature of the facility, and shall be completely screened by solid masonry walls not less than 6 feet in height with appropriate landscaping and irrigation. No truck stacking and maneuvering area shall be permitted within the required front and street side yard setback.
5. Any water flow resulting from the use of wash facilities shall be contained on site and disposed of through an on-site drainage system, in conformance with City regulations to enforce the requirements of the National Pollutant Discharge Elimination Systems (NPDES) permit.

6. The noise, dust and odor levels generated by the facility shall conform to Chapter 19.590 of the Zoning Code and [Title 7](#).
7. All materials stored outside shall be kept within storage bins or bales screened from view from adjacent properties and streets.
8. Material recovery facilities shall be permitted in conjunction with a solid waste transfer station. A covenant as approved by the Planning ~~Division~~, and Building ~~Division~~ and ~~City Attorney's Office~~ ~~Legal Departments~~ restricting recyclable material to paper, cardboard, glass, plastic, household hazardous waste, aluminum and other metals shall be recorded against the property. The covenant may also restrict the nature and quantities of household hazardous waste. The receiving or processing of scrap steel and junked cars shall be specifically prohibited.
9. Hours of operation shall be limited to 6 a.m. to 6 p.m. Monday through Saturday and 8 a.m. to 4 p.m. on Sundays.
10. All transfer stations and MRFs shall be staffed during business hours.
11. No trash shall be stored overnight. Recyclables may be stored overnight within appropriate storage containers or bales screened from view from adjacent properties and streets.
12. All open areas, other than landscaped planter beds shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, shall be graded and drained so as to adequately dispose of all surface water and shall be maintained in good repair.
13. Any portion of the site not entirely within a completely enclosed building shall be surrounded by a solid masonry wall not less than 6 feet in height with appropriate landscaping and irrigation.
14. A daily cleaning and ongoing maintenance program as approved by the Planning Commission as part of the discretionary permit shall be established.
15. All incoming or outgoing trucks shall be completely enclosed or equipped with an impermeable cover.

Chapter 19.385***Recycling Facilities*****19.385.010 Purpose**

The purpose of regulating recycling facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.385.020 Applicability and Permit Requirements

Beverage container recycling facilities, mobile recycling units, indoor collection centers, reverse vending machines and bulk reverse vending machines, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.385.030 Site Location, Operation and Development Standards**A. Mobile Recycling Units**

Mobile recycling units shall comply with the following regulations.

1. The unit shall be staffed at all times during operating hours.
2. The unit shall operate a minimum of 30 hours per week but shall be limited to the hours between 9 a.m. to 7 p.m.
3. The unit shall be located on a site occupied by commercial or industrial businesses.
4. All beverage containers shall be stored in opaque enclosures so as not to be readily visible.
5. The unit shall be at least 50 feet from any street or residentially zoned or occupied property. An additional setback may be required to mitigate exposure of the unit to the street or adjacent property.
6. The total area occupied by the unit shall not exceed 500 square feet.
7. Exterior signage shall be limited to one unlighted identification sign and one hours-of-operation sign, each not to exceed 16 square feet per mobile recycling unit.
8. The unit shall not interfere with pedestrian or vehicular circulation and shall not consume any required parking spaces.
9. The unit shall be screened from adjacent properties and streets by landscaping or other screening.

10. No more than three colors shall be used on the unit(s).

B. Reverse Vending Machines

Reverse vending machines shall comply with the following regulations.

1. Signage shall be limited to the surface area of the machines.
2. The machines shall be located within 30 feet of a building entry and shall abut such building.
3. The machines shall be situated at least 100 feet from any residentially zoned or occupied property.
4. The machines shall not interfere with pedestrian or vehicular circulation or parking.
5. Only one machine or group of machines shall be allowed per commercial or industrial property.
6. Such machine(s) shall not meet the definition of reverse vending machine-bulk type.
7. No more than three colors shall be used on each machine or group of machines.
8. The machines shall not exceed reasonable noise limits pursuant to [Title 7](#).

C. Indoor Collection Centers

Indoor collection centers shall comply with the following operational regulations.

1. Exterior signage shall be limited to one unlighted identification sign and one hours-of-operation sign, each not to exceed 6 square feet.

D. Bulk Reverse Vending Machines

Bulk reverse vending machines shall comply with the following standards.

1. No more than three colors shall be used on each machine or group of machines.
2. The machines shall be situated at least 100 feet from any residentially zoned or occupied property.
3. The machine(s) shall not interfere with pedestrian or vehicular circulation or parking.
4. The machines shall not exceed reasonable noise limits pursuant to [Title 7](#).
5. Only one machine or group of machines shall be allowed per commercial or industrial complex.

Chapter 19.390***Retail Sales Ancillary to a Manufacturing Use On-site*****19.390.010 Purpose**

The purpose of regulating ancillary retail sales to a manufacturing use on-site is to ensure that the retail sales remain ancillary to the primary manufacturing use and operation of the facility.

19.390.020 Applicability

Ancillary retail sales to a manufacturing use are limited to the sale of products manufactured, assembled, fabricated or processed in whole or major part on premises.

19.390.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to ancillary retail sales to a manufacturing use unless otherwise specified here.

- A. The floor area allocated for retail sales shall not exceed more than 15% of the total building(s) gross floor area, up to a maximum of 7,500-square-feet.
- B. Off-street parking requirements for commercial uses shall be applied to the portion of the facility dedicated for on-site retail sales.

Chapter 19.395

Schools**19.395.010 Purpose**

The purpose of requiring special setbacks for schools, in residential and office zones is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.395.020 Applicability and Permit Requirements

Schools, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions to the requirements contained in this Chapter.

19.395.030 Site Location, Operation and Development Standards

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all schools unless otherwise specified here.

- A. Schools, institutions, or other similar uses and appurtenant off-street parking located in any residential zone, Office (O) or Public Facilities Zone shall be set back at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes.
- B. In all other zones, schools and appurtenant off-street parking shall comply with the setback requirements of the underlying zone or any applicable overlay zone or specific plan, whichever is most restrictive

Chapter 19.400***Shelters – Drop-in, Permanent Emergency, Homeless or Transitional*****19.400.010 Purpose**

The purpose of regulating drop-in, permanent emergency, homeless or transitional shelters is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.400.020 Applicability and Permit Requirements

Drop-in, permanent emergency, homeless or transitional shelters, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.400.030 Additional Application Requirements

The application for a discretionary permit for a drop-in, permanent emergency, homeless or transitional shelter shall include the following additional information:

- A. Client profile (the subgroup of the population of the facility is intended to serve such as single men, families, elderly, minor children, developmentally disabled, etc.);
- B. Maximum number of occupants and hours of facility operation;
- C. Term of client stay;
- D. Support services to be provided on-site and projected staffing levels; and
- E. Rules of conduct and/or management plan.

19.400.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all drop-in, permanent emergency, homeless or transitional shelters unless otherwise specified here.

- A. The use shall be compatible with neighboring uses.
- B. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.

- C. The facility shall be located along or near an arterial with ready access to public transportation.
- D. The facility shall be accessible to necessary support services.
- E. To avoid over-concentration of drop-in, permanent emergency, homeless or transitional shelters, there shall be a five-thousand-foot separation requirement as measured from the nearest outside building walls between the subject use and any other shelter facility.
- F. A shelter shall not be located within 1,000 feet of a public or private school (pre-school through twelfth grade), universities, colleges, student housing, senior housing, child care facilities, public parks, businesses licensed for on- or off-site sales of alcoholic beverages or parolee/probationer home as defined in Article X (Definitions) and as measured from any point on the outside walls of the shelter to the nearest property line of the noted use.
- G. To avoid over-concentration of homeless housing facilities and assisted living and/or group housing facilities, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and any assisted living or group housing facilities as defined in Article X (Definitions).
- H. The facility should be compatible with the character of the surrounding neighborhood.
- I. Both indoor and outdoor open areas should be provided on site.
- J. All setback standards of the underlying zone shall be met.
- K. On-site staff supervision shall be required during all hours of facility operation.
- L. Individual client stays shall not exceed 180 days.
- M. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).
- N. Establishment of the facility shall conform to the adopted Countywide comprehensive homeless plan and the City comprehensive homeless assistance plan.

19.400.050 Special Noticing Requirements

All property owners within 1,000 feet of the proposed facility, as measured from the subject property lines, shall be notified of the proposed discretionary permit.

19.400.060 Existing Facilities Require a Permit

- ~~A. Any shelter existing on or prior to June 8, 2004 shall be required to comply with these requirements by December 6, 2004.~~

- B. An existing shelter in good standing may file a written request for an extension of time of up to one year in which to file for the required discretionary permit. The written request shall include the reason for the request, including budgeting and/or securing filing fees, subject to confirmation and approval by the Planning ~~Division and Building Department~~. A filing extension may be granted by the Planning ~~Division and Building Department~~ when it is verified that good faith efforts to budget and/or secure funds are made, financial hardship exists and a favorable recommendation is obtained from the Police Department. The Police Department recommendation is based upon a review of calls for service and criminal history at the shelter facility for the previous 12 months. This subsection shall sunset and no longer be effective on the date as of June 8, 2006.

19.400.070 Change in Operating Conditions

Any change in operating conditions from what was originally approved and imposed by the City, including, but not limited to, number of occupants or clients or any modifications to the conditions of approval pursuant to the required discretionary permit shall require the immediate submittal of a request for revision of the required discretionary permit.

19.400.080 Abandonment of Use

An existing shelter, established pursuant to any discretionary permit discontinued for any period of time, excluding a maximum 30 day closure required to perform necessary repairs or restoration that does not increase the square footage of the residence, is deemed abandoned and any subsequent establishment of a shelter, shall be required to first obtain a new discretionary permit, as appropriate.

Chapter 19.405***Tattoo and Body Piercing Parlors*****19.405.010 Purpose**

The purpose of regulating tattoo and body piercing parlors is to prevent community-wide adverse economic impacts, increased crime, decreased property values and the deterioration of neighborhoods that can be brought about by the concentration of tattoo and body piercing parlors and their location near sensitive uses and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.405.020 Applicability and Permit Requirements

Tattoo and body piercing parlors, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.405.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to tattoo and body piercing parlors unless otherwise specified here.

- A. The business shall not be located within 1,000 feet of any other tattoo and/or body piercing parlor as measured from any point from the outer boundaries of the building lease space containing the business.
- B. The business shall not be located within 500 feet of any adult-oriented business as measured from any point from the outer boundaries of the building lease space containing the business.
- C. The business shall not be located within 500 feet of any business selling alcoholic beverages, as measured from any point from the outer boundaries of the building lease space containing the business.
- D. The business shall not be located within 100 feet of any existing residential zone as measured from any point between the outer boundaries of the building lease space containing the business and the nearest property line of a residentially zoned property.
- E. The business shall not be located within 600 feet of a school, park or day care center/family day care home as measured from any point between the outer boundaries of the lease space containing the business to the nearest property line of the school, park or day care center/family day care home.
- F. The hours of operation shall be no earlier than 7:00 a.m. and no later than 10:00 p.m.

Chapter 19.410***Vehicle Fuel Stations*****19.410.010 Purpose**

The purpose of regulating vehicle fuel stations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.410.020 Applicability and Permit Requirements

Vehicle fuel stations, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zone and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.410.030 Additional Findings Required

In addition to any findings required for the granting of a discretionary permit for a vehicle fuel station, the Approving ~~or~~ Appeal Authority shall be required to make the additional findings:

- A. That the vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- B. That the vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- C. That the vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people – non-entertainment or assemblies of people – entertainment.
- D. That the vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.
- E. That the vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.

19.410.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle fuel stations unless otherwise specified here.

- A. The gross land area shall be not less than one acre, with a minimum street frontage of 100 feet.
- B. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures or improvements shall meet the following setbacks:

1. Vehicle fuel station buildings shall be located not closer than 30 feet from any property line.
 2. Ancillary buildings, including car wash buildings, shall be located no closer than 30 feet to any street right-of-way.
 3. Gasoline pumps or dispensers and canopies shall be located no closer than 20 feet from any property line.
 4. The setbacks specified in this subsection B may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscaping
 - c. Light poles and standards
 5. A minimum 15-foot landscaped setback shall be provided adjacent to any public street, unless the prevailing setback along the same block face is greater than 15 feet, in which case the setback shall be no less than the average of the setbacks of existing buildings along the same block face.
 6. For any new vehicle fuel station that is designed such that the pump islands are located at the rear of the lot, generally not visible from a public right-of-way, and the fuel station building is located along the front setback or, in the case of a corner lot, along the two lot lines adjacent to the street right-of-way, encroachments up to 15 feet into the required 30-foot front yard setback may be permitted through the discretionary permit review process.
- C. Buildings shall not exceed a height of 35 feet, except as otherwise provided in Article V.
- D. When a vehicle fuel station adjoins any lot in a residential, mixed use, or Office (O) Zone, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- E. Pump islands shall be oriented away from residential properties to the extent possible.
- F. Screening of pump islands is encouraged by locating on-site buildings along street frontages.
- G. Notwithstanding other provisions to the contrary, the following site operation standards shall apply to vehicle stations:
1. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.

2. All storage and display of merchandise and supplies must be conducted within the service station building.
3. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.
4. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.

19.410.050 Other Applicable Regulations

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle repair activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair activities shall be conducted in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.
- B. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle wash facilities shall be conducted in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code.

Chapter 19.415***Vehicle Impound Yard***

19.415.010 Purpose

The purpose of regulating vehicle impound yards is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.415.020 Applicability and Permit Requirements

Vehicle impound yards, as defined in article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.415.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle impound yards, unless otherwise specified here.

- A. No automobile impound yard shall be closer than 300 feet to any property in a residential, mixed use, office, commercial, air, public facilities, agricultural, or the Business Manufacturing Park (BMP) zone, as measured from property line to property line.
- B. The impound storage yard shall be entirely enclosed by an 8-foot-high decorative masonry wall.
- C. A minimum 20-foot landscaped setback shall be provided along all street frontages.
- D. All vehicles within the impound yard shall have ground contact of all wheels. No stacking of vehicles shall be permitted.
- E. The surface of the storage yard shall be covered with slate, slag or alternate dust-, weed- and mud-retardant material acceptable to the Approving or Appeal Authority. Any stormwater or other runoff from the site shall be contained on the site and disposed of through an on-site drainage system, in conformance with City regulations to enforce the requirements of the National Pollutant Discharge Elimination Systems (NPDES) permit.
- F. All other applicable requirements of the underlying zone, and any applicable overlay zone or specific plan, whichever is most restrictive, shall prevail and other requirements as may be imposed by the Approving or Appeal Authority pursuant to the discretionary permit process.

Chapter 19.420

Vehicle Repair Facilities

19.420.010 Purpose

The purpose of regulating vehicle repair facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.420.020 Applicability and Permit Requirements

Vehicle repair facilities, both “major” and “minor,” as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.420.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle repair facilities, unless otherwise specified here.

- A. The minimum site area shall be one-half acre (net).
- B. The facility shall have direct access to an existing or planned arterial or collector street, as designated on the General Plan – [Master Plan of Roadways](#).
- C. Service bays shall be oriented to minimize their visibility from public rights-of-way and residential areas.
- D. A minimum 6-foot-high decorative masonry wall shall be erected along all property lines adjacent to any property zoned for residential use or the Office (O) Zone, except that the wall shall be reduced to 3 feet adjacent to residential front yard setbacks and as may be required to meet corner cut-off requirements at street intersections.
- E. Any setback adjacent to a public street shall be fully landscaped.
- F. Buildings located adjacent to property zoned for residential use shall be constructed to meet exterior sound level limits required by [Title 7](#) of the Municipal Code.
- G. All repair work shall be conducted within an enclosed building **or shall be fully screened by a minimum 6-foot-high decorative masonry wall.**
- H. Outdoor storage ~~or display~~ of merchandise **and use of equipment shall not be permitted if fully screened by a minimum 6-foot-high decorative masonry wall and the sound of the equipment can be insulated to meet the requirements of [Title 7](#) of the Municipal Code.**
- I. **Outdoor display of merchandise shall not be permitted.**

- J. A minimum 15-foot landscaped setback shall be provided adjacent to public streets, unless the prevailing setback along the same block face is greater than 15 feet, in which case the setback shall be no less than the average of the setbacks of existing buildings along the same block face.
- K. Adequate vehicle parking and maneuvering areas shall be provided to allow for safe internal and external circulation patterns.
- L. Inoperable vehicles shall not be stored on the property longer than thirty days.

19.420.040 Other Applicable Regulations

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle fuel station activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle fuel station activities shall be conducted in accordance with the provisions of Chapter 19.410 (Vehicle Fuel Station Facilities) of the Zoning Code.
- B. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle wash facilities shall be conducted in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code.

Chapter 19.425***Vehicle Wash Facilities***

19.425.010 Purpose

The purpose of regulating vehicle wash facilities is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.425.020 Applicability and Permit Requirements

Vehicle wash facilities, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.425.030 Site Location, Operational and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all vehicle wash facilities unless otherwise specified here.

- A. All equipment, supplies and activities associated with this use shall be contained within an enclosed building with only sufficient openings for ingress and egress of automobiles. This includes the washing, machine drying and any other procedure incidental to automobile washing and cleaning; however, outside manual drying may be done if screened from public view.
- B. The location of the facility and the traffic circulation pattern shall be designed so as to preclude traffic congestion on public streets in the vicinity and to provide safe ingress, egress and movement of traffic on the site.
- C. The noise level generated by the facility shall not exceed the limits set forth in [Title 7](#) of the Municipal Code. Evidence that the facility is designed to meet this requirement shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California submitted with the application for a discretionary permit.
- D. Any water flow resulting from the use of the washing facilities shall be confined to the car wash site and disposed of through an on-site drainage system in accordance with applicable laws.
- E. The facility shall be designed and operated, including the bay openings and vacuum areas, to minimize traffic, noise and aesthetic impacts to surrounding properties and public view.
- F. Provisions shall be made for regular on-site maintenance and clean-up of the property.
- G. A security plan, including limiting the hours of operation, may be required.

19.425.040 Other Applicable Regulations

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle fuel station activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle fuel station activities shall be conducted in accordance with the provisions of Chapter 19.410 (Vehicle Fuel Station Facilities) of the Zoning Code.
- B. Vehicle repair facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair facilities shall be conducted in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code.

Chapter 19.430

Veterinary Services**19.430.010 Purpose**

The purpose of regulating veterinary services is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.430.020 Applicability and Permit Requirements

Veterinary services, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirement contained in this Chapter.

19.430.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply to veterinary services unless otherwise specified here.

A. Veterinary Services Involving Clinics and Small Animal Hospitals

1. The use of the building space shall be restricted to ~~the~~ medical treatment and incidental care such as bathing, the trimming of common household pets on an outpatient basis only, except that temporary boarding in connection with medical treatment shall be permitted, and except that short-term boarding, defined to be not more than two weeks, may be permitted.
2. The entire use shall be conducted within a totally enclosed and air-conditioned building with no outside runs.
3. The building space shall be adequately soundproofed to assure that no noise will carry beyond the confines of the building or space that the use would occupy. Evidence that the facility is designed to meet [Title 7](#) requirements shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California and shall be submitted with the application for a discretionary permit.

B. Veterinary Services Involving Clinics Incidental to Pet Stores

1. The primary business shall involve the sale of pet supplies, small animals, and other items typically available at pet stores. However, a maximum of 20 percent of the gross floor area of the store may be used as a veterinary clinic for purposes such as vaccinations and care of minor injuries and illnesses.
2. No signage identifying the veterinary clinic is permitted.
3. Except for pets offered for sale, no overnight stays shall be allowed.

4. The entire use shall be conducted within a totally enclosed and air-conditioned building with no outdoor uses.
5. The building space shall be adequately soundproofed to assure that no noise will carry beyond the confines of the building or space that the use would occupy. Evidence that the facility is designed to meet [Title 7](#) requirements shall be submitted in a written report prepared by an acoustical engineer licensed by the State of California and shall be submitted with the application for a discretionary permit.

19.430.040 Variances

No variances may be granted from the provisions of Section 19.430.030 (B) above.

DIVISION II:SPECIFIC INCIDENTAL LAND USES

Chapter 19.440

Accessory Buildings and Structures

19.440.010 Purpose

The purpose of regulating accessory buildings and structures is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.440.020 Applicability and Permit Requirements

Accessory buildings and structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this Chapter.

- A. Accessory structures, including cargo containers, shall be permitted in accordance with Article V Table 19.150.020 B (Incidental Uses Table) and shall require the issuance of a building permit. Single-story, detached, accessory buildings used as tool and storage sheds, playhouses, or similar use, shall be exempt from this regulation, provided the floor area does not exceed 120 square feet and the height does not exceed 10 feet.
- B. All accessory buildings that require a building permit and that are located in zones requiring design review approval shall be subject to the provisions of Chapter 19.710 (Design Review). Cargo containers in any zone shall also be subject to the provisions of Chapter 19.710 (Design Review).

19.440.030 Site Location, Operation and Development Standards

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of 5 feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.

- E. Accessory structures within residential zones shall comply with the following additional regulations.
1. Accessory structures shall be no closer to the front lot line than the rear-most wall of the dwelling nearest the front lot line, or 50 feet, whichever distance is greater.
 2. The interior side and rear yard setback ~~shall be 5 feet~~ **shall be five-feet** for a single-story accessory structure ~~shall be 5 feet~~ and for a 2-story accessory structure shall be the same as the respective setbacks required by underlying zone.
 3. The street side yard setback for an accessory structure shall be 20 feet, unless a greater setback is required by the underlying zone.
 4. All metal accessory structures shall be limited to a maximum floor area of 120 square feet. All other accessory structures shall be limited to a maximum floor area of 750 square feet.
 5. Any structure over 5 feet in height shall be set back at least 5 feet from side and rear property lines.
- F. Accessory structures in nonresidential zones shall comply with the following additional regulations.
1. Accessory structures shall be no closer to the front lot line than the front-most wall of the building nearest the front lot line, or 50 feet, whichever distance is greater, unless specifically noted by other provisions of this Title (e.g. vehicle fuel station canopies, etc.).
 2. Side and rear setbacks shall be the same as the respective setbacks required by underlying zone.
- G. Cargo containers in all zones shall comply with the following regulations.
1. In the RA-5 and RR zones, a minimum site area of 2 acres shall be required to place a cargo container on a property. On such properties, no more than 2 cargo containers with a maximum combined floor area of 640 square feet shall be permitted.
 2. On public and private institutional properties such as schools, parks, recreational facilities and properties zoned PF, a maximum of 1 cargo container per 1 acre shall be permitted, not to exceed a total of 2 cargo containers per property or use.
 3. In the CG, BMP, I, AI, AIR, and RWY zones, a maximum of 4 cargo containers per property or use is permitted. More than 4 containers may be permitted with the issuance of a minor conditional use permit.
 4. Cargo containers shall not be modified by adding windows or electrical, plumbing or mechanical improvements, and shall be considered as non-habitable structures.

The addition of roof-mounted ventilation turbines and the replacement or modification of the original doors shall be permitted, however, subject to the approval of the Building Official.

5. In lieu of a standard foundation and subject to the approval of the Building Official and Zoning Administrator, a cargo container with a maximum width-to-height ratio of 1 to 0.75 may be placed on a minimum 4-inch thick welded wire mesh reinforced concrete slab, an approved asphalt base, or an approved crushed rock base.

H. Canopies or overhanging structures shall comply with the following regulations.

1. Such structures shall not exceed more than 1 story in height and shall be erected at least 5 feet away from any rear or interior side lot line.
2. Such structures shall be unenclosed on at least 3 sides and shall be entirely open, except for necessary supporting columns. A roof connecting the primary building and the accessory building shall be unenclosed and open on only 2 sides.
3. The horizontal area of such structure alone shall not exceed 25 percent of the required rear yard area, and the horizontal area of any 2 or more in combination, including accessory buildings, shall not exceed 40 percent of the required rear yard area.

I. Swimming pools and spas ~~are permitted~~ shall comply with the following.

1. No swimming pool or spa shall be located in a required front yard area.
2. Any swimming pool or spa shall be located at least 3 feet away from any fence or building wall.
3. All swimming pools and spas shall conform to all Building Code and Health and Safety Code requirements.
4. Private swimming pools may be located only within a required side or rear yard area. The substructure shall be a minimum of 3 feet from any lot line and a minimum of 5 feet from any cut and fill slope exceeding 3 feet in vertical height.
5. Equipment related to a swimming pool, such as a fountain, slide, diving board, etc., shall not exceed 5 feet in height when located within 5 feet of a property line.

Chapter 19.445***Agricultural Field Office***

19.445.010 Purpose

The purpose of regulating agricultural field offices is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.445.020 Applicability and Permit Requirements

Agricultural field offices, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.445.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to agricultural field offices unless otherwise specified here.

- A. A minimum lot size of 5 acres shall be required to establish any agricultural field office.
- B. The use shall be on the same property as and in conjunction with a permitted agricultural use.
- C. The use shall be established within a stick-built, mobile coach or prefabricated structure, attached to or detached from any other building on the property.
- D. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code.

Chapter 19.450

Alcohol Sales**19.450.010 Purpose**

The purpose of regulating the sale of alcohol is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.450.020 Applicability and Permit Requirements

Alcohol Sales, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Any establishment, business or facility that proposes to engage in the off-sale of alcoholic beverages shall obtain a conditional use permit pursuant to Chapter 19.760 (Conditional Use Permit), except for the following uses:
 - 1. Establishments that do not propose to sell alcohol as their principal business and that contain 15,000 square feet or more of gross floor area.
 - 2. Florist shops that propose the incidental sale of wine along with gift or floral baskets; such uses shall obtain a minor conditional use permit processed pursuant to Chapter 19.730 (Minor Conditional Use Permit).
- B. Any establishment, business or facility that proposes to engage in the on-sale of alcoholic beverages, unless exempted by Subsection 1, below shall obtain a minor conditional use permit pursuant to Article IX, Land Use and Development Permit Requirements/Procedures.
 - 1. The Zoning Administrator shall exempt a business providing on-sale of alcoholic beverages from the minor conditional use permit requirement if all of the following conditions apply:
 - a. The premises contains a kitchen or food-servicing area in which a variety of food is prepared and cooked.
 - b. The primary use of the premises is for sit-down food service to patrons.
 - c. The premises serves food to patrons during all hours the establishment is open for customers.
 - d. If there is a separate area primarily intended for the consumption of alcoholic beverages, it does not constitute more than 30 percent of the public access floor area or 1,000 square feet, whichever is less.
 - e. No alcoholic beverages, including beer or wine are sold or dispensed for consumption beyond the premises.
 - f. The use is not subject to any discretionary permit as an entertainment use.
 - g. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control.

- h. The business is not located within 100 feet of any existing residential dwelling or property zoned for residential use, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project.

19.450.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all establishments selling alcohol, unless otherwise specified here.

A. Off-sale of All Alcoholic Beverages

1. The business shall not be located within 600 feet of a public or private school (pre-school through twelfth grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people – non-entertainment or park site.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home, drop-in, permanent emergency, homeless or transitional shelters or businesses licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or which sells alcoholic beverages as its principal business as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.
4. No sale of alcoholic beverages shall be made from a drive-thru lane or drive-thru window.
5. The business shall be in a location that is fully visible from a public street with an unobstructed view from the public street for public safety.
6. The business shall have lighting to provide illumination for security and safety of parking and access areas. On-site lighting plans shall be submitted for review and approval.
7. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section [9.05.020](#) of the Municipal Code.

8. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.

B. Florist Shop with Incidental Off-site Sale of Wine

1. The sale of wine shall be clearly incidental to a florist shop business, and shall not exceed five percent of the annual gross sales revenue of the florist business.
2. The sale of wine shall be limited to gift or floral arrangements. Individual containers of wine not packaged as part of such arrangements may not be sold.
3. No beer or distilled spirits may be sold.
4. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home or drop-in, permanent emergency, homeless or transitional shelters as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.

C. On-sale of All Alcoholic Beverages

1. The business shall not be located within 600 feet of a hospital, public or private school (pre-school through twelfth grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the hospital, school, assemblies of people – non-entertainment or park site, except in the Downtown Arts and Entertainment District, as defined in Article X (Definitions), where the 600 foot distance restriction does not apply. However, in said Downtown Arts and Entertainment District, the Zoning Administrator shall consider distances from the above listed uses for the purpose of achieving compatibility of the business with neighboring uses as part of the review process.
2. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential property. This provision shall not be mandatory with regard to residential uses that are a part of a mixed use zone or mixed use project approved under a conditional use permit.
3. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home or drop-in, permanent emergency, homeless or transitional

shelters as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.

4. Lighting, as certified by a qualified lighting engineer, shall be provided at a level no less than one foot candle of lighting throughout private parking lots and access areas serving the business.
5. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section [9.05.020](#) of the Municipal Code.
6. Soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or building lease space.

D. Concurrent Sale of Motor Vehicle Fuel With Alcoholic Beverages.

1. Only beer and wine, not hard liquor, may be sold.
2. The minimum enclosed retail sales area for store products shall be 1,500 square feet or smaller.
3. The minimum inventory level shall be 15,000 thousand dollars retail value excluding beer, wine, fuel and automotive products.
4. The maximum percentage of beer and wine sales to total store sales shall be 30% percent on a retail basis during any consecutive twelve-month period.
5. The management at each location of common site sales shall be responsible for "educating the public" regarding drunk driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.
6. No displays of beer or wine shall be located within five feet of the store's entrance or checkout counter.
7. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
8. No beer or wine advertising shall be located on gasoline islands; no lighted advertising for beer or wine shall be located on buildings or in windows.
9. Employees on duty between the hours of ten p.m. and two a.m. shall be at least 21 years of age to sell beer and wine.

10. No sale of alcoholic beverages shall be made from a drive-thru window.
11. The business shall not be located within 600 feet of a public or private school (pre-school through 12th grade), assemblies of people – non-entertainment or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, assemblies of people – non-entertainment or park site.
12. The business shall not be located within 100 feet of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property.
13. The business shall be located a minimum distance of 300 feet from any other business with the concurrent sale of motor vehicle fuel with alcoholic beverages or one thousand feet from any other business licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area or that sells alcoholic beverages as its principal business as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-sale alcoholic beverage sales business.
14. The business shall be located a minimum distance of 1,000 feet from any existing parolee/probationer home or drop-in, permanent emergency, homeless or transitional shelters as measured from any point upon the outside walls of the building or building lease space of the business applying for the discretionary permit to the nearest property line of the site containing the existing off-site alcoholic beverage sales business.

19.450.040 Other Applicable Regulations

Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate ABC may deny an application for alcohol sales unless the Zoning Administrator or City Planning Commission makes a determination that public convenience or necessity will be served by the proposed project.

19.450.050 Variances

- A. Variances may be granted from the provisions of Section 19.450.030 (A and C) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property.
- B. No variances from the provisions of Section 19.450.030 (B) above are permitted;

- C. Variances may be granted from the provisions of Section 19.450.030 (D) (11-14) above based upon careful review of unique circumstances that may apply to a particular use. Any such variance request for provisions of Section 19.450.030 (D) (11-14) above shall increase the property notification requirement from a 300-foot radius to a 1,000-foot radius from the subject property. No variances from the provisions of Section 19.450.030 (D) (6 -10) above are permitted.

Chapter 19.455

Animal Keeping**19.455.010 Purpose**

This purpose of regulating animals **is** to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.455.020 Applicability and Permit Requirements

Animal keeping, **of** both domestic and non-domestic animals, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Animal keeping, as defined in this Chapter, includes the keeping of domestic and non-domestic animals and other species as may be determined by the Zoning Administrator to be similar in nature.
- B. Animal keeping is permitted in the various zones as set forth in Article V Table 19.150.020 B (Incidental Uses Table). In addition to the regulations of the applicable zone, animal keeping in the forms of boarding of cats and dogs/kennels, in conjunction with veterinary services and pet shops, or in conjunction with associated biological and/or medical research facilities are also permitted per Article V (Base Zones and Related Use and Development Provisions).

19.455.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all domestic and non-domestic animal keeping unless otherwise specified here.

A. Domestic Animal Keeping

- 1. ~~The noncommercial keeping or causing to be kept of adult (over 60 days old for pot-bellied pigs, and over 4 months old for dogs and cats) domestic animals with a maximum of 4 dogs, 4 cats or 2 pot-bellied pigs (per [Title 8.19](#)) is permitted on any residential lot, not to exceed a maximum of 4 domestic animals. There is no limit on the numbers of other domestic animals (e.g., rabbits, song birds, rodents).~~ **Domestic animals are permitted in all zones.**
- 2. ~~Additional domestic animals for noncommercial purposes may be permitted subject to the granting of a discretionary permit.~~
- 3. ~~Offspring of Animals~~
- ~~Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:~~

-
- ~~a. Pot-bellied pigs, 60 days~~
 - ~~b. Dogs and Cats, 4 months~~
 - ~~c. Birds, 4 months~~

B. Non-domestic Animal Keeping in the RR Zone

1. Poultry, Rabbits, and Crowing Fowl

- a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits, exclusive of crowing fowl.
- b. The noncommercial keeping of not more than 5 poultry, exclusive of crowing fowl, and 4 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.
- c. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, exclusive of crowing fowl, and 45 ~~forty~~ rabbits on any lot is permitted.
- d. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
- e. The keeping of crowing fowl that ~~existed on December 1, 1994, or that exists on a property at the time the site is annexed to the City or is rezoned to R-1 after December 1, 1994,~~ shall be abated within the amortization period of 2 years. If keeping of crowing fowl is not abated within such 2-year period, it will be a violation of this section.

2. Equine, Bovine and Ovine Species

- a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any equine, bovine or ovine species.
- b. Not more than a total of 2 of any equine, bovine, or ovine species or a total of 2 of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.

3. Porcine Species, Exclusive of Pot-bellied Pigs

- a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the condition that such animals are kept and maintained as a duly-authorized Future Farmers of America, 4-H or similar project.
- b. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any porcine species.

- c. Not more than a total of 2 porcine species shall be kept on any lot with an area of 20,000 net square feet. However, one additional animal may be kept for each 10,000 square feet of net lot area in excess of 20,000 square feet.
- d. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.

4. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and [Title 8.20](#) are met, and further provided that no hive or box where bees are kept shall be nearer than 300 feet to any dwelling other than the dwelling of the owner of such bees.

5. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

6. Offspring of Animals

Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:

- a. Bovine, 24 months
- b. Equine, 18 months
- c. Ovine, 12 months
- d. Porcine, 60 days
- e. Birds, 4 months

C. Non-domestic Animal Keeping in the RA-5 Zone

1. Poultry, Rabbits, and Crowing Fowl

- a. The noncommercial keeping of not more than 5 poultry, including crowing fowl, and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
- b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, exclusive of crowing fowl, and 45 ~~forty~~ rabbits on any lot is permitted.
- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.

2. Equine, Bovine and Ovine Species

- a. A minimum lot size of 1 acre of net area is required for the grazing, raising or training of any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial purposes.
 - b. Not more than a total of 2 of any equine, bovine, or ovine species or a total of 2 of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of 1 acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of 1 acre.
 - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a discretionary permit.
 4. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and [Title 8.20](#) are met.

5. Growing and Wholesale Disposal of Earthworms
 - a. All worm farms shall be kept at least fifty feet away from all adjacent dwellings.
 - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.
 - c. Worm farms in excess of sixty-four square feet shall only be permitted subject to the granting of a discretionary permit.
6. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

D. Non-domestic Animal Keeping in the RC Zone

1. Poultry, Rabbits, and Crowing Fowl
 - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl, and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, exclusive of crowing fowl, and 45 forty rabbits on any lot is permitted.
 - c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.

2. Equine Species

- a. A minimum lot size of 1 acre of net area is required for the grazing, raising or training of any equine.
- b. Not more than a total of 2 of any equine species shall be kept on any lot with an area of 1 acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of 1 acre.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.

3. Bees

The keeping of bees is permitted, provided that all other conditions of this Zoning Code and [Title 8.20](#) are met.

4. Aviaries

The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

19.455.040 Maintenance of Premises

The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to [Title 6](#) and all other County and State regulations.

Chapter 19.460***Auxiliary Dwelling Unit (Granny Housing)*****19.460.010 Purpose**

The purpose of regulating auxiliary dwelling units is to ensure consistency with Government Code Section 65852.1 and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. Nothing in this Chapter shall be construed to limit the requirements of Chapter 19.525 (Second Dwelling Units) for the provision of second dwelling units.

19.460.020 Applicability and Permit Requirements

Auxiliary dwelling units, as defined by Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.460.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply to auxiliary dwelling units unless otherwise specified here.

- A. The use shall be conducted and shall be limited to only one auxiliary dwelling unit per legal parcel that contains a legally conforming principal dwelling unit.
- B. The use shall be established within a stick-built or manufactured dwelling, attached to or detached from the principal dwelling.
- C. The number of occupants shall be limited to no more than 2 persons, each of whom are 62 years of age or older.
- D. The principal or the auxiliary dwelling unit on the property shall be occupied by the legal owner of the property.
- E. The auxiliary dwelling unit shall be established in such a way as to minimize its visibility from adjacent streets and properties.
- F. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the principal building or 1,000 square feet, whichever number is less.
- G. The auxiliary dwelling unit shall be provided with one covered parking space in addition to any parking requirement for the principal dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the principal dwelling unit.

- H. Any detached auxiliary dwelling unit shall be screened from adjacent property by opaque fencing or landscaping. Such detached unit shall maintain a minimum 5-foot setback from any building on the site ~~but shall be located within 50 feet of the principal dwelling unit.~~ The auxiliary dwelling unit shall not cause the lot coverage requirement of the zone to be exceeded.
- I. Any auxiliary dwelling unit attached to the principal dwelling unit shall meet the setback requirements of the principal dwelling unit and shall not cause the lot coverage requirement of the zone to be exceeded.
- J. The lot containing the auxiliary dwelling unit shall have direct access to an improved public street and the parking area for the auxiliary unit shall have paved access.
- K. Permit fees shall be paid on the basis of a room addition, rather than on a separate dwelling unit basis.
- L. The auxiliary dwelling unit shall not be considered a dwelling for purposes of maintaining required separation of animals from dwellings.
- M. Any auxiliary dwelling unit shall not contain more than one bathroom, one kitchen (with or without eating area), one utility room, two bedrooms, and one living or combination living and dining room.
- N. All auxiliary dwelling units shall be architecturally compatible with and complementary to the principal building.
- O. The property owners shall execute and record a covenant and agreement with the City to refrain from renting or otherwise allowing occupancy of the auxiliary dwelling unit by other than a maximum of two persons, 62 years old or older; that the property owner will continually live in either the main dwelling or the auxiliary dwelling unit; and that the kitchen facilities will be removed and the unit will not ~~be~~ used as a separate dwelling unit should this occupancy change.

Chapter 19.465

Caretaker Living Quarters**19.465.010 Purpose**

The purpose of regulating caretaker living quarters is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.465.020 Applicability and Permit Requirements

Caretaker living quarters, as defined in Article X (Definitions) are permitted as set forth in article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.465.030 Site Location, Operation Development Standards

The standards set forth in Article V, Base Zone and Related Use and Development Provisions shall apply to agricultural caretaker living quarters, unless otherwise specified here.

A. Caretaker Living Quarters – Agricultural

1. The use shall be conducted on a property having 5 acres or more gross area and that is predominantly occupied by a bona fide agricultural business.
2. The use shall be established within a stick-built or prefabricated structure, attached to or detached from the primary dwelling unit on the property, or within a mobile home.
3. The square footage of the agricultural caretaker living quarters shall not exceed 50 percent of the square footage of the principal dwelling unit.
4. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business.
5. The principal dwelling unit on the property shall be occupied by the legal owner of the property.
6. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties.
7. The use shall not be conducted longer than 2 years, except that subsequent time extensions may be granted by the Approving or Appeal Authority. Each time extension shall not exceed 2 years.

8. The property owners shall execute and record a covenant and agreement with the City to revert the property to single-family residential use, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the agricultural business.

B. Caretaker Living Quarters – Industrial or Commercial Storage Overlay Zone Uses

1. The caretaker living quarters shall be located within the principal building on the site.
2. The caretaker living quarters shall be occupied by the owner or an employee of the business.
3. A minimum of one designated parking space shall be provided for the caretaker living quarters, in addition to any parking spaces required for the principal use.
4. The caretaker living quarters shall have no more than two bedrooms.
5. The caretaker living quarters shall be limited to a maximum of 650 square feet.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to an industrial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the Zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.

C. Caretaker Living Quarters – Temporary During Construction

1. The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Zoning Administrator. In no instance shall the temporary unit be located within public right-of-way.
2. The temporary unit shall be located at least 5 feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
3. The number of occupants shall be limited to two persons.
4. The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
5. The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Zoning Administrator. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Zoning Administrator may consider evidence

of any land use compatibility related complaints from surrounding residents and property owners.

6. No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
7. An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

Chapter 19.470***Day Care Homes – Family*****19.470.010 Purpose**

The intent of this Chapter is to implement the California Health and Safety Code provisions regarding day care homes, both large family and small family. The purposes of establishing day care home regulations are to:

- A. Recognize that affordable, quality, licensed childcare is critical to both the well-being of children and parents as well as the economic vitality of the City;
- B. Provide a comprehensive set of guidelines to ensure a safe child care environment and to maintain compatibility between childcare facilities and surrounding land uses;
- C. Ensure that the needs of children for adequate care are balanced with the rights of property owners;
- D. Facilitate the establishment of childcare facilities as a permitted use within certain zones;
- E. Enhance provider awareness of City requirements; and
- F. To ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.470.020 Applicability and Permit Requirements

Day care homes, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Uses and Development Provisions subject to the requirements contained in this Chapter.

19.470.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to day care homes - large family, unless otherwise specified here.

- A. Site Location Standards
 - 1. Properties used for day care homes - large family shall not be located closer than 300 feet from any other day care home - large family as measured from any point upon the outside walls of the residence containing the business and the nearest property line of the residential property operating another day care home - large family.
- B. Operation and Development Standards
 - 1. The day care home - large family must be the residence of the provider.

2. The day care home – large family use must be clearly incidental and secondary to the use of the property for residential purposes.
3. Hours of operation shall be less than 24 hours per day.
4. The day care home - large family shall comply with all Municipal and State laws and regulations regarding single family residences and day care homes - large family.
5. Noise will be maintained in compliance with [Title 7](#) (Noise Control) of the Municipal Code.
6. The provider shall comply with all applicable regulations of the City's Fire Department regarding health and safety requirements as they relate to family day care homes and shall contain a fire extinguisher and smoke detector device that meet standards established by the State Fire Marshal (California Health and Safety Code Section 1597.45 d and Section 1597.46 d).
7. All State of California licensing standards shall be met. The provider shall keep all State licenses or permits valid and current.
8. The applicant for a day care home - large family permit shall provide evidence of payment of the City Business Tax.
9. The day care home - large family shall be maintained to retain the appearance of a home consistent with the general character of the neighborhood.
10. Residences fronting on, or taking access from, a 4-lane street (as shown on the General Plan – [Master Plan of Roadways](#)) shall provide at least one paved drop-off/pick-up area designed with on-site parking and maneuvering area to allow vehicles to drop-off/pick-up children and exit the site without backing out onto a 4-lane street per Planning **Division** and Public Works Department's approval.
11. For residences not fronting on, or taking access from a 4-lane street, drop-off/pick-up of children from vehicles shall only be permitted on the driveway, approved parking area or directly in front of the residence. The drop-off/pick-up area shall be conveniently located in an area providing safe access to the home and not in conflict with adjoining residences.
12. The day care home - large family shall provide at least one off-street parking space per employee of driving age not living in the home. The residential driveway approach is acceptable for this parking requirement if the parking space will not conflict with any required child drop-off/pick-up area, and does not block the public sidewalk or right-of-way.

13. An outdoor play area that satisfies the requirements of the State Community Care Licensing Division shall be provided in compliance with the City's Zoning regulations.

19.470.040 Variances

Variances may only be granted from the provision of paragraph A 1 (distance requirements) of Section 19.470.030 above.

Chapter 19.475

Drive-thru Businesses**19.475.010 Purpose**

The purpose of regulating drive-thru businesses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.475.020 Applicability and Permit Requirements

Drive-thru businesses, as defined in Article X (Definitions), incidental to a permitted use, unless specifically prohibited by the provisions of Article V, Base Zones and Related Use and Development Provisions.

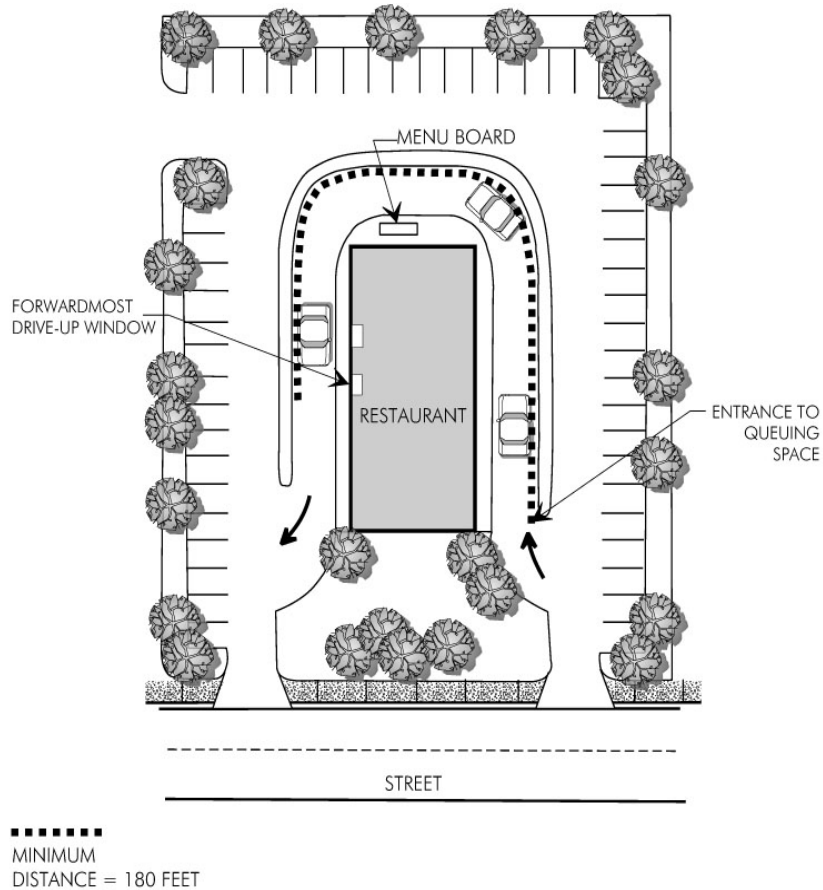
19.475.030 Traffic Study

A traffic study addressing both on-site and off-site traffic and circulation impacts may be required as part of the permit application.

19.475.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to drive-thru businesses unless otherwise specified here.

- A. The drive-thru business shall maintain a minimum 100-foot street frontage and be located on an arterial street, as indicated by the Riverside General Plan – [Master Plan of Roadways](#).
- B. When a drive-thru business adjoins any lot in a residential, office or any mixed use zones, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- C. Buildings shall be located at least 20 feet away from all property lines. A minimum landscape planter of 8 feet in width shall be provided in the 20 foot setback area. Canopies over the drive-thru lane may project up to 10 feet into the required side and rear setback.
- D. All buildings shall be limited to a maximum height of 35 feet.
- E. Drive-thru Lane Standards
 - 1. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage for a minimum of 10 vehicles.



19.475.040 E 1
Drive-thru Lanes

2. All other uses shall maintain drive-thru lanes that are a minimum of 36 feet in length to provide on-site automobile storage for a minimum of 2 vehicles.
3. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.

F. Additional requirements for drive-thru lanes associated with restaurants:

1. Drive-thru windows are discouraged on the front building elevation directly facing a street frontage.
2. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.

19.475.050 Additional Permit Findings

In addition to the findings required for the granting of the applicable discretionary application, the following additional findings are required to be made by the Approving ~~or Appeal~~ Authority in approving a discretionary permit for a drive-thru business:

- A. That the use will not substantially increase vehicular traffic on streets in a residential zone.
- B. That the use will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
- C. That the use will not create increased traffic hazards to pedestrians.
- D. That the site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements.
- E. That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.

Chapter 19.480***Fueling Systems – Private (Above-Ground Tanks)*****19.480.010 Purpose**

The purpose of regulating private fueling systems with above-ground tanks is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.480.020 Applicability and Permit Requirements

Private fueling systems with above-ground tanks, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.480.030 Site Location, Operation and Development Standards

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to private fueling systems with above-ground tanks unless otherwise specified here.

- A. All design and location standards of the Fire Code shall be complied with.
- B. The location of the fueling system, including the above-ground tanks and the dispensing system, shall comply with the setback requirements of the zone of the property on which the fueling system is located, unless a greater setback is required by the Fire Code, in that case such greater setback requirement shall be met.
- C. The fueling system must be incidental to the permitted use or conditional use of the property on which it is located, and it must only serve vehicles or equipment that belong to the operator of the business or use located on the property.
- D. The tanks shall be fully screened from adjoining streets and neighboring properties. The location, color and screening of the tanks shall be subject to Design Review and approval pursuant to the procedures set forth in Section 19.710 (Design Review) of the Zoning Code.
- E. The fueling system shall be limited to two tanks, with a maximum capacity of 6,000 gallons each, contained in a single unit for a maximum capacity of 12,000 gallons.
- F. The fueling system shall not exceed 10 feet in height.
- G. Above-ground fuel tanks of 1,000 gallons or more shall be located a minimum distance of 300 feet from any residential structure or residentially zoned property.

Chapter 19.485

Home Occupations**19.485.010 Purpose**

The purpose of regulating home occupations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.485.020 Applicability and Permit Requirements

Home occupations, as defined in Article X (Definitions), are permitted as incidental uses in all residential zones, as set forth in Article V, Base Zone and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.485.030 Permitted Home Occupations

Only the following business activities are permitted as home occupations.

- A. Telecommuting, as defined by Article X (Definitions).
- B. Business, professional and sales offices, excluding medical, dental and similar uses that involve regular patient visits to the site, provided that no retail sales transactions are made on the premises and that no customers or clients visit the site, except as specifically allowed by this section. Typical examples of such general business office activities include research; report writing; bookkeeping; telecommunication with clients and employees; and the sending and receiving of mail, telephone calls, electronic facsimile communications and electronic communications by electronic or similar means.
- C. Instruction in academia, music, voice, art, dance or similar activities with no more than one pupil receiving instruction at any given time.
- D. Activities associated with the work of artists, sculptors, authors and composers.
- E. Activities associated with the work of dressmakers, seamstresses and tailors.
- F. Home crafts, such as model making, rug weaving, quilting and needlework, lapidary work and wood working, limited to the uses of tools and equipment commonly available for personal residential use, but specifically excluding cabinet making.
- G. Home catering and food preparation businesses, subject to the approval of the Riverside County Health Department.
- H. Small electronics repair, limited to items such as personal computers and electronic recorders with a maximum weight of forty pounds per item.

- I. Home-based direct sales distributions businesses in which sales, merchandise distribution and product demonstrations are primarily conducted either off-site or by telephone, mail or other electronic communication.

19.485.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all home occupation businesses unless otherwise specified here.

- A. The home occupation shall be clearly incidental and subordinate to the primary use of the dwelling unit.
- B. The site of the home occupation must be the principal residence of anyone engaged in the home occupation. In addition, no more than one non-resident employee or assistant is permitted to engage in home occupation activities at the site at any given time.
- C. There shall be no external visible evidence of the home occupation.
- D. A maximum of one room within the dwelling unit or 25 percent of the total square footage of the dwelling unit may be used for the home occupation.
- E. The home occupation shall not involve the use of any accessory building or outdoor area for any related activity, including storage or display. However, the use of an attached garage for a permitted home occupation is allowed, provided that required covered parking is continually available and accessible for use.
- F. Direct sale of products or merchandise on the premises from which the home occupation is conducted shall be prohibited.
- G. A maximum of one customer or client vehicle at any given time shall be allowed to visit the premises of the home occupation.
- H. No home occupation use shall create or result in glare, smoke, dust, vibration, fumes, odor, electrical, radio or television interference, fire hazard, significant vehicular or pedestrian traffic, or any other hazard or nuisance disruptive to reasonable use of the surrounding properties. Home occupations shall also comply with the provisions of [Title 7](#) of the Municipal Code.
- I. The use or storage of any flammable, combustible, or toxic material in conjunction with a home occupation shall be limited to quantities in accordance with the Fire Code as incorporated by the Riverside Municipal Code for a residential use.
- J. Signage or commercial advertising for the home occupation is prohibited.
- K. Only one vehicle owned by the operator of the home occupation, no larger than 10,000 pounds gross vehicle rating weight, may be used in conjunction with the home occupation.

- L. If more than one home-based business is conducted at a given site, the aggregate of all the home-based businesses shall comply with these standards.
- M. The home occupation shall not increase the use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- N. The home occupation shall comply with all other Municipal Code requirements and any applicable County, State, and Federal laws.
- O. A medical marijuana dispensary is not a permitted home occupation.

Chapter 19.490

Mining/Mineral Extraction**19.490.010 Purpose**

The purpose of regulating mining/mineral extraction uses is to ensure compatibility of such uses with surrounding uses and properties and compliance with the provisions of the State Surface Mining and Reclamation Act of 1975.

19.490.020 Applicability and Permit Requirements

Mining/mineral extraction uses are permitted as forth in article V, Base Zones and Related Use and Development Provisions subject to the provisions contained in the State Surface Mining and Reclamation Act of 1975 and the Public Resources Code.

Chapter 19.495***Outdoor Dining and Food Preparation (Permanent)*****19.495.010 Purpose**

The purpose of regulating outdoor dining incidental to a permanent indoor restaurant is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.495.020 Applicability and Permit Requirements

Outdoor dining and food preparation, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

- A. Any use of public rights-of-way shall be subject to the granting of an encroachment permit by the Public Works Department and verification and maintenance of liability insurance by the City's Risk Manager.
- B. All outdoor dining areas shall be designed in compliance with the City's "Outdoor Dining and Outdoor Food Preparation Requirements and Design Guidelines."
- C. The regulations contained in this Chapter for outdoor food preparation pertain to those preparation activities related to permanent indoor restaurants and do not apply to outdoor preparation of food in association with a legally established school or assemblies of people – non-entertainment or similar use that is separately regulated.

19.495.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to outdoor dining unless otherwise specified here.

- A. The outdoor dining area shall be located in a designated dining area approved by the Zoning Administrator.
- B. All outdoor facilities shall be located so they do not pose a hazard or nuisance to pedestrians.
- C. The design of all outdoor facilities shall be consistent with the adopted Citywide Design Guidelines.
- D. Outdoor dining facilities, including food preparation, shall be in compliance with all requirements of the Riverside County Health Department, Police Department, Fire Department and the South Coast Air Quality Management District at all times.

- E. Consumption of food shall be limited to items purchased at the on-site restaurant.

Chapter 19.500***Outdoor Display of Incidental Plant Materials*****19.500.010 Purpose**

The purpose of regulating the outdoor display of plant materials incidental to the primary business located on a site is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.500.020 Applicability and Permit Requirements

Outdoor display of incidental plant materials. As defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

The regulations in this Chapter shall apply to the outdoor display of live plant materials apart from a permitted permanent plant nursery enclosure associated with a business for which the primary business is some business other than a nursery, and for which a year-round nursery function is permitted. No special permit shall be required for the outdoor display of live plant materials, other than any permit or approval that may be required for the primary business.

19.500.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to outdoor display of incidental plant materials unless otherwise specified here.

- A. The outdoor display of items shall be limited to live plants only and shall not be for the purpose of any other form of merchandise display.
- B. The outdoor display shall be confined to a maximum of 20 feet immediately adjacent to the main public entrance or parking lot frontage of the permanent plant nursery enclosure.
- C. Plant displays shall not obstruct walkways, driveways, parking areas, pathways or any surface designed to accommodate disabled persons, including but not limited to, designated handicapped parking spaces. Plant displays shall also not extend into any public right-of-way.
- D. All cashiering shall occur within the retail building or permanent nursery enclosure.
- E. There shall be no more than a single one square foot price sign for each variety of live plant product displayed. Each permitted sign shall be placed immediately adjacent to the plant product referenced on the permitted price sign.
- F. Activities such as potting, arranging, packaging, or propagation are prohibited.

- G. Display racks or other structures utilized to display live plants shall not exceed 6 feet in overall height.
- H. All incidental equipment and supplies, including fertilizer and empty cans, shall be stored within a completely enclosed building.

Chapter 19.505***Outdoor Display and Sales*****19.505.010 Purpose**

The purpose of regulating outdoor display and sales is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses

19.505.020 Applicability and Permit Requirements

Outdoor display and sales, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.505.030 Site Location, Operation and Development Standards

- A. Outdoor display and sales activities, other than those associated with vehicle and large equipment sales or rental, shall only be permitted subject to the granting of a temporary use permit pursuant to the provisions of Chapter 19.740 (Temporary Use Permits) or Chapter 19.500 (Outdoor Display of Incidental Plant Materials).
- B. Vehicles, Equipment and Other Items Customarily Displayed and Sold in Outdoor Areas
 - 1. The lot shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way where such activity occurs, 200 feet of combined paving and landscaping, of which a minimum of 10 feet shall consist of landscaping, or as required by the underlying zone, and 190 feet of paving.
 - 2. Any outdoor display or sales area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.
 - 3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
 - 4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
 - 5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.

6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height shall be erected and maintained so as to physically separate the display or sales area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.
7. All such areas shall have a landscaped area not less than 10 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot.

Chapter 19.510***Outdoor Storage*****19.510.010 Purpose**

This purpose of regulating outdoor storage is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses

19.510.020 Applicability and Permit Requirements

Outdoor storage, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter and the Municipal Code, Title 6.

19.510.030 Site Location, Operation and Development Standards**A. Vehicles, Equipment and Other Items Customarily Stored in Outdoor Areas**

1. The lot shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way as follows:
 - a. For the BMP Zone where such activity occurs 100 feet of combined paving and landscaping, with a minimum of 10 feet of landscaping or more as may be required by the zone, and 90 feet of paving.
 - b. For the I Zone where such activity occurs 100 feet of paving, with no required landscaping, unless required by the zone.
2. Any outdoor storage area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.
3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.
6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height

shall be erected and maintained so as to physically separate the storage area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.

7. All such areas shall have a landscaped area not less than 10 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot.

19.510.040 Screening of Outdoor Storage

Screening of outdoor storage shall comply with the following:

- A. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall not less than 6 feet nor more than eight feet in height, or by a building.
- B. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- C. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Zoning Administrator may waive compliance with all or part of such requirements.

Chapter 19.470***Outdoor Sales, Display and Storage*****19.470.010 — Purpose**

~~This purpose of regulating outdoor sales, display and storage is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.~~

19.470.020 — Applicability and Permit Requirements

~~Outdoor sales, display and storage, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.~~

A. — Outdoor Sales and Display

~~Outdoor sales and display activities, other than those associated with vehicle and large equipment sales or rental, shall only be permitted subject to the granting of a temporary use permit pursuant to the provisions of Chapter 18.740 (Temporary Use Permits).~~

B. — Outdoor Storage

~~The provisions applicable to individual zones and the Municipal Code, Title 6, for outdoor storage shall apply.~~

19.470.030 — Site Location, Operation and Development Standards**A. — Vehicles, Equipment and Other Items Customarily Displayed, Sold and/or Stored in Outdoor Areas**

~~1. The lot shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way as follows:~~

- ~~a. For all commercial zones where such activity occurs, 200 feet of combined paving and landscaping, of which a minimum of 10 feet shall consist of landscaping and 190 feet of paving.~~
- ~~b. For the BMP Zone where such activity occurs 100 feet of combined paving and landscaping, with a minimum of 10 feet of landscaping and 90 feet of paving.~~
- ~~c. For the I Zone where such activity occurs 100 feet of paving, with no required landscaping.~~

~~2. Any area outdoor sales, display or storage area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed~~

~~granite, oiled native soil, or a suitable substitute approved by the Public Works Department.~~

- ~~3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.~~
- ~~4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.~~
- ~~5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Department and Public Works Department.~~
- ~~6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height shall be erected and maintained so as to physically separate the display, storage or sales area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.~~
- ~~7. All such areas shall have a landscaped area not less than 10 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot.~~

~~19.470.040~~ — Screening of Outdoor Storage

~~Screening of outdoor storage shall comply with the following:~~

- ~~A. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall not less than 6 feet nor more than eight feet in height, or by a building.~~
- ~~B. The screening herein required shall be established at or before the time any area is used for outdoor storage.~~
- ~~C. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Zoning Administrator may waive compliance with all or part of such requirements.~~

Chapter 19.515***Play Areas Incidental to Restaurants*****19.515.010 Purpose**

The purpose of regulating play areas incidental to restaurants is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.515.020 Applicability and Permit Requirements

Play areas incidental to restaurants, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

If incidental to a restaurant with drive a drive-thru lane(s), the play area will be reviewed at the time any discretionary permit for the drive-thru lane(s) is reviewed pursuant to Chapter 19.475 (Drive-thru Businesses). If the play area is proposed to be added after the establishment of the drive-thru facility, modification of the applicable discretionary permit shall be required pursuant to the requirements of Article IX (Land Use and Development Permit Requirements/Procedures).

19.515.030 Site Location, Operation and Development Standards

- A. Playgrounds are strongly encouraged to be designed as an indoor facility that is an integral part of the main building structure.
- B. Indoor play equipment shall extend no higher than 11 feet.
- C. Where an outdoor playground is proposed, the following design criteria shall be applied.
 - 1. The outdoor play area shall include a covered patio attached to the main building structure.
 - 2. The outdoor play area shall be enclosed with a 7-foot-high fence/wall consisting of 4 feet of masonry topped with 3 feet of open wrought iron.
 - 3. Substantial landscape screening shall be provided around the fence/wall.
 - 4. The design of the play area and any related outdoor dining area shall be architecturally consistent with the design of the main restaurant building and have the appearance of being an integral part of the structure.
 - 5. The location of the play area shall be oriented away from street frontages and any existing or proposed drive-thru lanes.
 - 6. The play equipment shall extend no higher than 9½ feet.

7. The color of the play equipment shall be complementary to the main restaurant building color.

Chapter 19.520***Rental of Rooms***

19.520.010 Purpose

The purpose of regulating the rental of a room or rooms is to ensure compatibility of such uses with surrounding neighborhoods and properties and to avoid any impacts associated with such uses (e.g., parking, open space, etc.).

19.520.020 Applicability and Permit Requirements

The rental of a room or rooms, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.520.030 Site Location, Operation and Development Standards

Rented rooms are permitted in any single-family residence/dwelling for the occupancy of not more than four individuals per single-family residence/dwelling.

Chapter 19.525

Second Dwelling Units

19.525.010 Purpose

The purpose of regulating second dwelling units is required by State law pursuant to Government Code Section 65852.2 and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.525.020 Applicability and Permit Requirements

Second dwelling units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.525.030 Site Location, Operation and Development Standards

- A. The lot size shall be the minimum lot area of 10,000 square feet or the minimum lot area required by the underlying zone, whichever is greater.
- B. Lot coverage shall be the same as the underlying zone.
- C. Second dwellings are not allowed in the rear yard setback.
- D. The number of total dwellings permitted on a single lot in any single-family residential zone, except the **RR**, RC and RA-5 Zones, shall be limited to no more than two, that may include the primary dwelling and either a second dwelling, auxiliary dwelling unit, a guest house, or accessory living quarters. The second dwelling may be established within or connected to the primary dwelling.
- E. The minimum floor area requirement for a second dwelling shall be 400 square feet, excluding attached or covered parking and unenclosed patio covers.
- F. There is no maximum size for the second dwelling, except that size shall be limited by meeting all of the lot development standards for the underlying zone.
- G. For a detached second dwelling, the height shall be limited to a single-story, 20-foot-high building. An existing second story constructed as part of the original building permit for the primary dwelling may be converted to a second dwelling; however, any second story addition to a dwelling constructed in conjunction with a building permit issued separately from the original permit may not be converted to a second dwelling.
- H. Detached and attached second dwellings shall be required to meet the minimum lot line building setback requirements of the underlying zone.

- I. A detached second dwelling shall have a minimum building wall separation from the primary dwelling of 15 feet.
- J. A second dwelling shall be permitted only on property fronting on City streets where 40 percent or more of the properties within a block are fully improved with a minimum 36 feet of paving between curbs, including curb and gutter, as measured from curb to curb.
- K. The second dwelling shall have a separate, minimum one car, covered parking space.
- L. The parking space shall be separate from and in addition to parking provided for the primary dwelling.
- M. The parking space shall not be permitted within the building setbacks.
- N. Additional driveways and driveway openings are permitted only where allowed by this Zoning Code.
- O. The second dwelling shall be designed to match the primary dwelling in architectural style, colors, and materials. If a property is located within the boundaries of a designated historic district, the second dwelling shall comply with the Citywide Residential Historic District Design Guidelines. No exterior stairways may be visible from the public right-of-way, excepting from alleys.
- P. One of the two dwellings, either the primary or second dwelling, is required to be occupied by the owner of the property.
- Q. If one of the dwellings is not owner occupied for any period longer than 30 days, one of the 2 dwellings is required to be converted to accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this Title.
- R. A covenant shall be recorded with the Riverside County Recorder on the property, subject to approval of the Planning ~~Division and Building Department~~ and City Attorney's Office, to restrict the property with the requirements of this section prior to issuance of a building permit for the second dwelling. This use restriction shall be binding upon any successor in ownership of the property.
- S. A discretionary permit is required for a second dwelling unit not in compliance with all of the provisions of 19.525.030 (this section).

Chapter 19.530***Wireless Telecommunication Facilities and Related Support Structures*****19.530.010 Purpose**

The purpose of regulating wireless communication facilities and related support structures and equipment is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.530.020 Applicability and Permit Requirements

Wireless telecommunication facilities and related support structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

A. General

Wireless communication facilities are allowed in all zones except the RC and RA-5 Zones and are subject to the regulations set forth in this Chapter.

B. Administrative Review

The Zoning Administrator may administratively approve any wireless communications facility that complies with the following criteria, provided that no variances are required. The Zoning Administrator shall either approve the application within 10 days of a complete application submittal or refer the application to the City Planning Commission for consideration at its next regularly scheduled hearing.

1. Building or roof-mounted antennae not exceeding 15 feet in height and screened from view.
2. Antennae that are architecturally integrated with a building or structure so as to not be recognized as an antenna. Examples include antennae that are an integral part of a permitted place of worship steeple, cupola, railing or sign.
3. Up to 2 additional whip antenna (15-foot maximum height), the reconfiguration or alteration of existing antenna on a single support structure, or a single dish under 3 feet in diameter to an existing monopole. The physical area of the reconfigured or altered antenna shall not exceed 15 percent of the original approval.
4. Support equipment is located within a completely enclosed building or otherwise screened from view.

C. Minor Conditional Use Permit

1. Wireless communications facilities that comply with the following criteria are permitted subject to the granting of a minor conditional use permit per Chapter 19.730 (Minor Conditional Use Permit).
 - a. Additional antennas dishes up to 4 feet in diameter, or increasing the height of an existing, approved monopole or utility pole, provided that the additional antennae or dishes do not exceed 25 percent of the existing antennae or dishes in number, area or height.
 - b. Co-location of equipment to an existing approved support structure.
 - c. All other building rooftop-mounted facilities.
 - d. Antennas mounted on other existing structures or similar replacement structures, such as water tanks, pump stations, utility poles, ball field lighting.
 - e. Any other stealth facility constructed to appear as another object such as a tree, light pole, flag pole, ball field light, etc.
2. The Zoning Administrator may act on the application for either administrative review or for a minor conditional use permit or may refer the application to the Planning Commission for its consideration. Should this occur, the Planning Commission shall act in the capacity of the Zoning Administrator.

D. Conditional Use Permit

1. All other wireless communications facilities, including new monopoles and lattice towers, shall be subject to the granting of a conditional use permit processed pursuant to Chapter 19.760 (Conditional Use Permit).
2. Any facility requiring a conditional use permit and located within the Airport Protection (AP) Overlay Zone associated with the Riverside Municipal Airport shall be referred to the City's Airport Director for comment.

19.530.030 Site Location, Operation and Development Standards

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to wireless communications facilities and support structures unless otherwise specified here.

- A. Standards for All Facilities Requiring a Minor Conditional Use Permit or Conditional Use Permit
1. Facilities shall be sited to minimize views from the public right-of-way.
 2. Any new wireless communication facilities shall not create an over-concentration of poles or equipment. The concentration of visible support structures (e.g., monopoles) will be limited in all geographic areas to avoid excessive visual impacts in those areas.

3. Support structures should be located as to be screened from view by siting them near taller buildings or placed near existing tall trees, where possible.
4. Support structures shall be located a minimum of 75 feet from any residential structure.
5. The height of the support structures must be the minimum necessary to provide the required coverage. However, an antenna or its support structure shall not exceed 75 feet in height in any industrial or commercial zone or residential zone with a nonresidential use greater than 10 acres in size and 35 feet in all other zones where permitted..
6. Where an equipment building accompanies the support structure, it shall be designed, colored and textured to match adjacent architecture or screened from view.
7. Landscaping may also be required to screen the building or support structures from the public right-of-way.
8. Under ground vaults may be required in order to mitigate physical, aesthetic or safety siting issues that cannot be mitigated otherwise. Above-ground support equipment in residential areas shall be discouraged.
9. Decorative materials may be required for surrounding fences.
10. If a support facility is abandoned or if the discretionary permit becomes void, then the facility shall be removed.
11. Facilities shall be designed to prevent unauthorized persons from climbing them.
12. Antennas shall be 75 feet or less in height in any industrial or commercial zone and 35 feet or less in all other zones where permitted.
13. Support radio equipment may be allowed in the right-of-way where appropriate as determined by the Zoning administrator and subject to the granting of an encroachment permit by the Public Works Department.
14. All new wireless communications facilities shall be designed within the applicable ANSI standards.

B. Additional Standards for Facilities Requiring a Conditional Use Permit

1. Monopoles, lattice towers and other similar support structures are prohibited in all zones allowing residential uses, except where a residentially zoned property is not less than 10 acres in size and developed with a nonresidential use.

2. A support structure may be required to be adequately designed for co-location of other equipment, of no more than two companies. If required, the applicant shall provide documentation subject to review and approval of the Planning ~~Division and Building Department~~ and City Attorney's Office, that provides that the pole shall be made available for co-location of facilities for the same or other companies in accordance with City regulations.
3. Safety lighting may be required for support structures. A blinking light is acceptable. Strobe lights are prohibited.
4. Support structures shall either be galvanized steel or painted an unobtrusive color.
5. Any permitted antennae or dishes shall be galvanized steel or painted to match the existing building or poles.